

Returns to PWD Planning Branch

P-786

PWO:408:EGJ:bjd
P-786/P-790
20 Nov 1981

From: Public Works Officer
To: Chairman, Environmental Impact Review Board

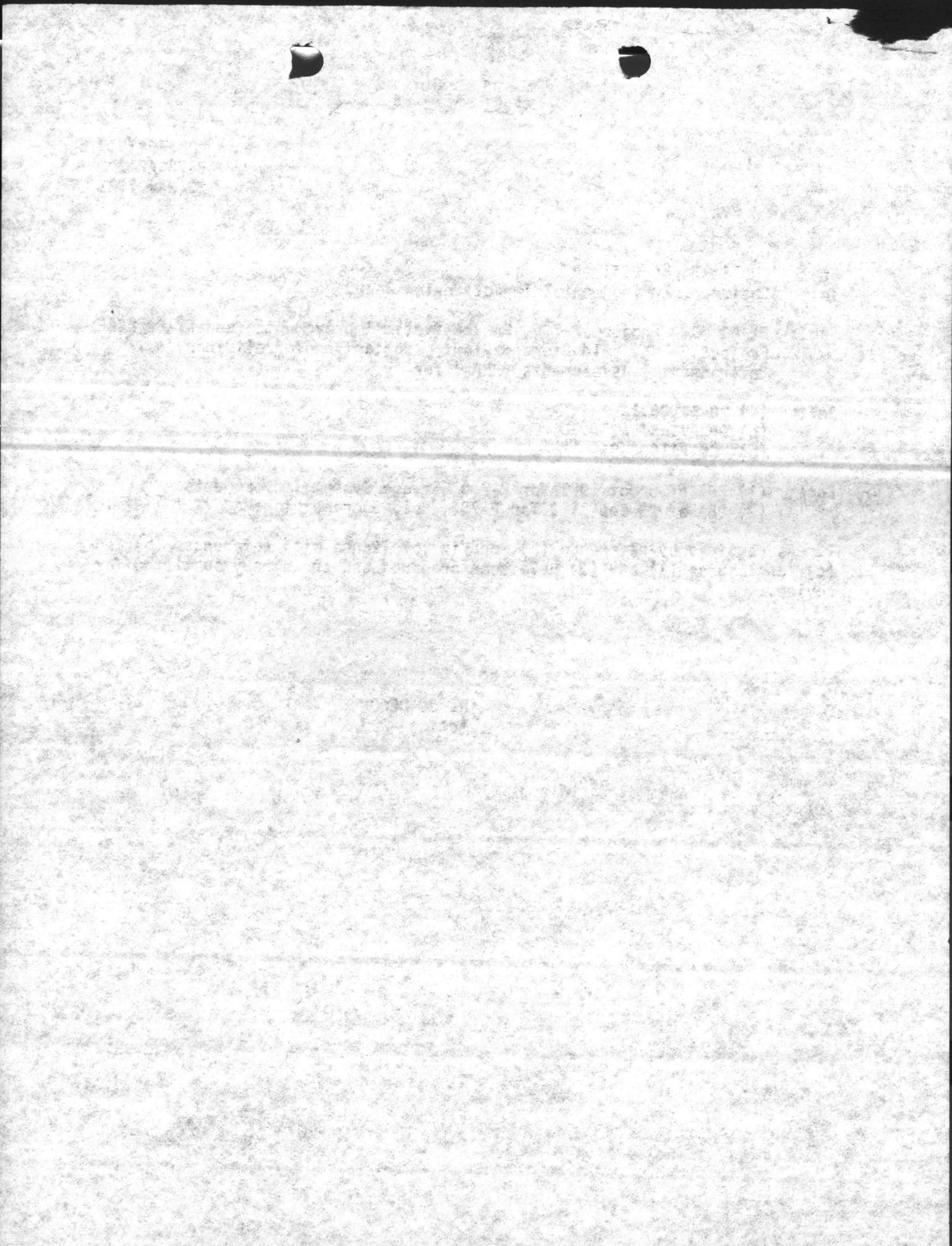
Subj: FY-85 MCON Project P-790, Sewage System Improvements; and FY-88 MCON Project P-786, Cold Storage Plant; submission of Preliminary Environmental Assessments (PEAs) for

Ref: (a) BO 11000.1A
(b) OPHAVINST 6240.3D
(c) MCO P11000.8A

Encl: (1) PEA of 6 Oct 1981 for P-790, Sewage System Improvements
(2) PEA of 23 Sep 1981 for P-786, Cold Storage Plant

1. As required by reference (a), and in compliance with references (b) and (c), enclosures (1) and (2) have been prepared and are hereby submitted for review.

R. J. DEGON
Acting



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2	04	
3	408	bjd 10/28/81
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5	VM	
	ORIG	INT

BASE MAINTENANCE DIVISION
 Marine Corps Base
 Camp Lejeune, North Carolina 28542

P-786
 [Handwritten signature]

MAIN/FEC/rn
 11000
 6 Oct 1981

From: Base Maintenance Officer
 To: Public Works Department (Planning Branch)

Subj: FY-84 through FY-88 Five-Year Military Construction (MILCON) Program for Marine Corps Base, Camp Lejeune; request for Preliminary Environmental Assessments (PEAs)

Ref: (a) CG ltr PW0:408:VM:bjd 11000 of 6 Aug 1981

- Encl: (1) Preliminary Environmental Assessment (PEA), MCON Project P-786, Cold Storage
 (2) Preliminary Environmental Assessment (PEA), MCON Project P-790, Sewage System Improvements

1. As requested in reference (a), enclosures (1) and (2) are provided.

F. E. Cone
 F. E. CONE
 By direction

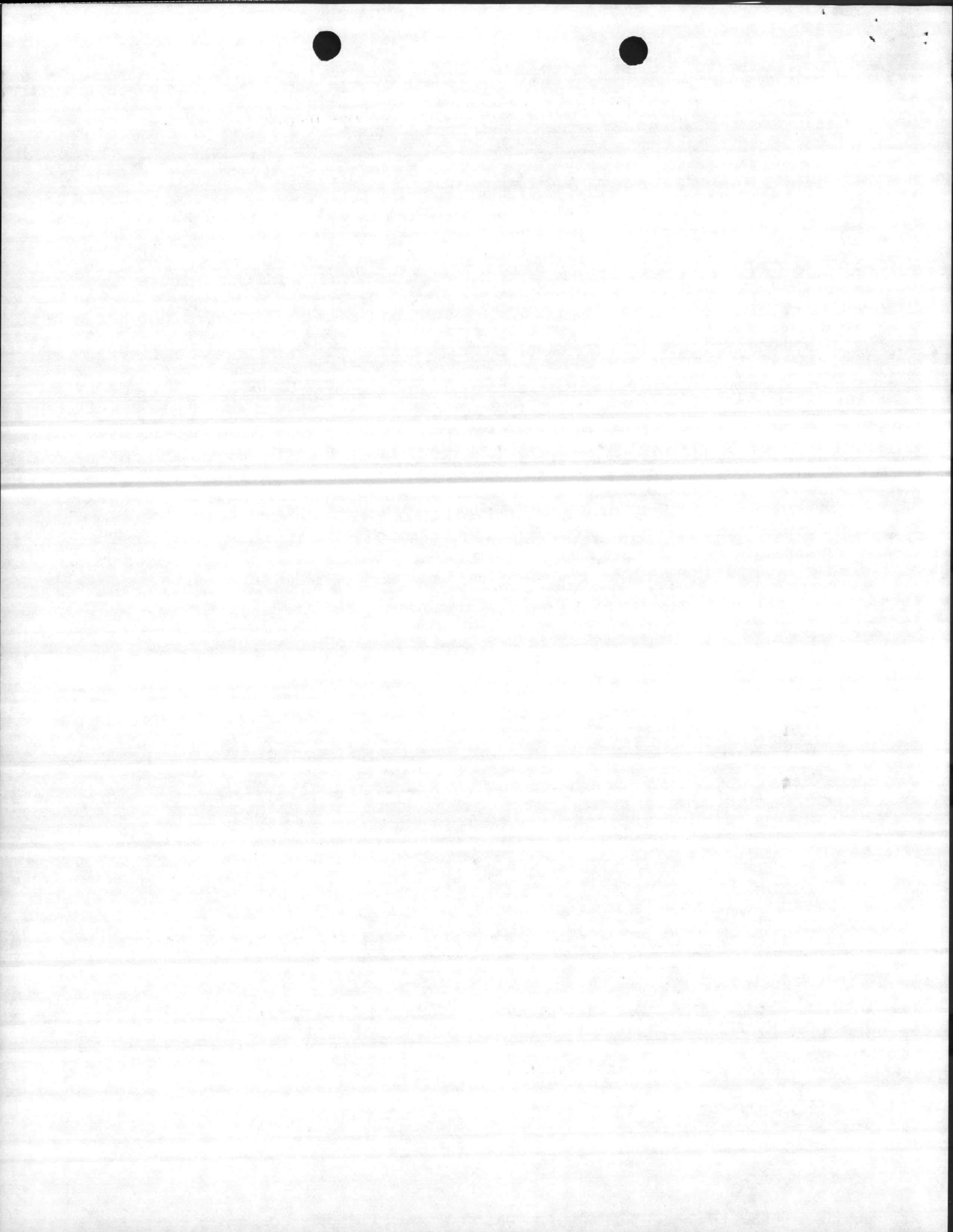




PRELIMINARY ENVIRONMENTAL IMPACT ASSESSMENT
MCON PROJECT P-786, COLD STORAGE

Prepared by:

F. E. CONE
Utilities Branch
Base Maintenance Division
23 September 1981



1. Action/Project Description. This project will provide a new cold storage facility with sufficient capacity to provide storage for incoming shipments of perishable foods. The building will be a structural steel frame with combination insulated walls of concrete, brick, and prefabricated panels. Project will provide compressors, condensers, piping and associated refrigeration equipment and controls for cold storage rooms. The existing cold storage facility is approximately 40 years old. Equipment is obsolete with replacement/repair parts generally unavailable. Foundation and floor of existing facility have shifted, causing structural damage. Due to lack of refrigeration capacity, many rooms cannot be cooled to temperatures required for storage of prepackaged foods. See Project Documentation, encl (2).

2. Consideration of Alternatives and Site Selection. Any centrally located site with access to rail, required utilities, roadways, and having adequate area for building, parking, and unloading is acceptable. The site chosen in the Industrial Area (See enclosure (1)) was selected due to its proximity to the existing plant, the availability of rail, and the availability of space and utilities in this area.

3. Compliance with Federal, State, and Local Environment Regulations and Guidelines.

a. Endangered Species. Not Applicable.

b. Clean Water Act. No adverse effect expected.

c. Clean Air Act. No adverse effect expected.

d. Coastal Zone Management Act. There is no direct or indirect impact on tidal marshes, beaches, or other protected areas.

e. Archaeological and Historic Preservation Act. The project site is in an existing industrial area that has previously been subjected to excavation. No archaeological or historical impact is expected.

f. North Carolina Erosion and Sedimentation Regulations. An erosion control plan will be developed in accordance with North Carolina Regulations and included in the specifications.

g. Hazardous Materials and Hazardous Waste Disposal. No hazardous waste is expected to be generated by this project.

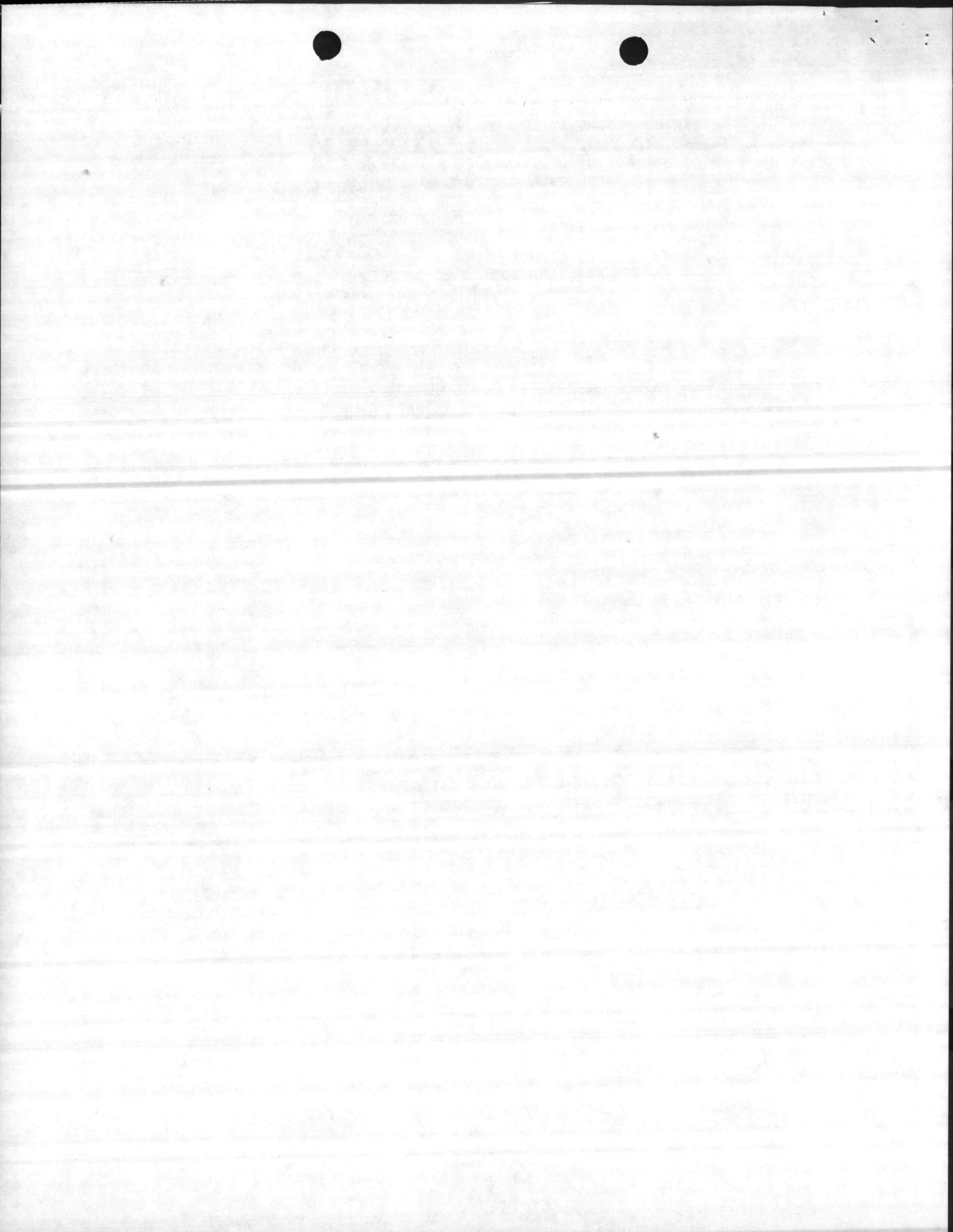
h. Protection of Wetlands, Executive Order 11990. Not Applicable.

i. Sanitary Waste and Refuse Disposal. Refuse generated during construction will be collected by using personnel, and disposed of at an approved refuse container on the sanitary landfill.

j. Discuss Other Regulations Applicable. The proposed action does not involve any environmental regulations other than those discussed above.

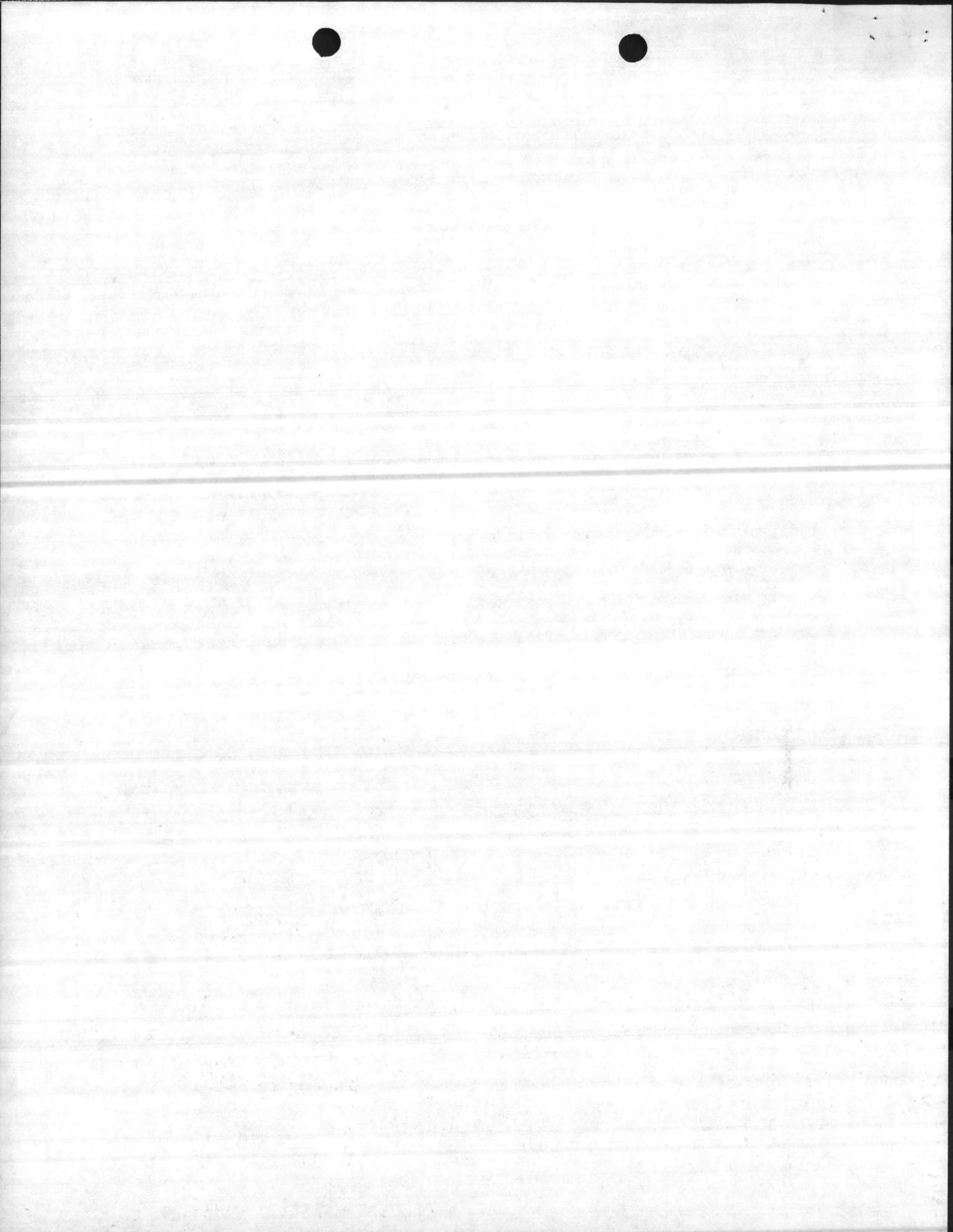
k. Permit Requirements. None.

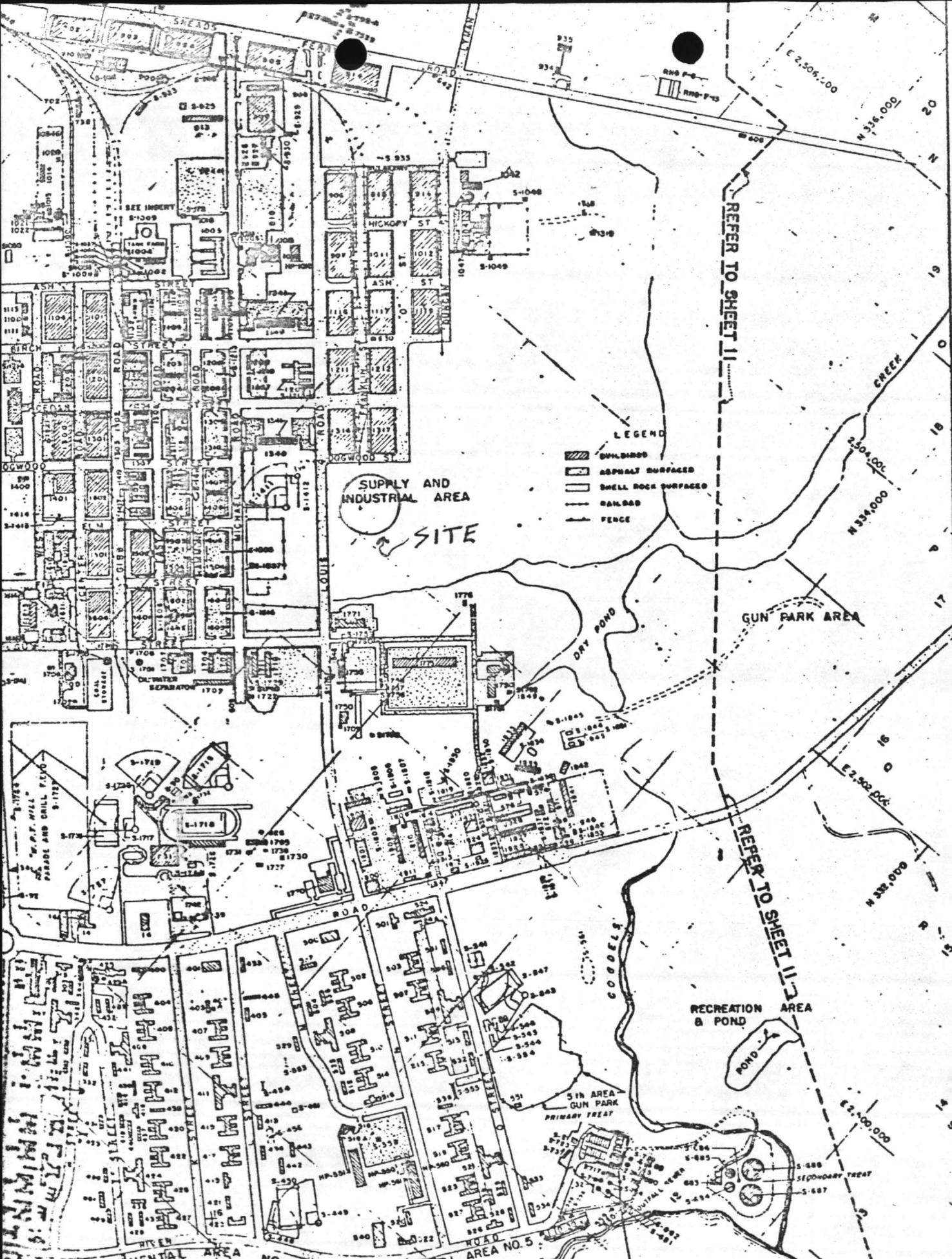
l. Site Map. See enclosure (1).



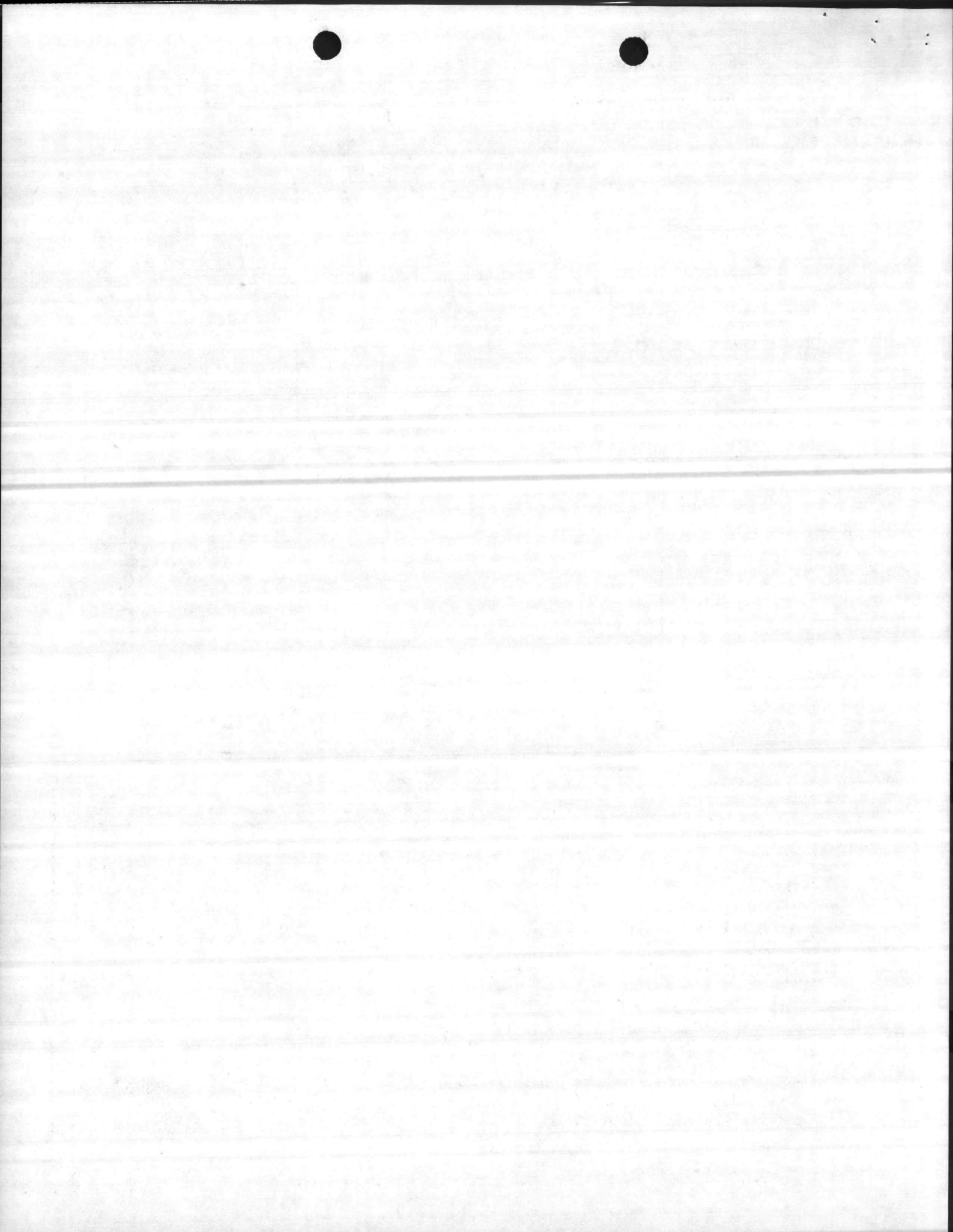
4. How does the Proposed Action Impact on the Other Base Functions and Missions?

The project is required to provide adequate cold storage areas for perishable food and other products.

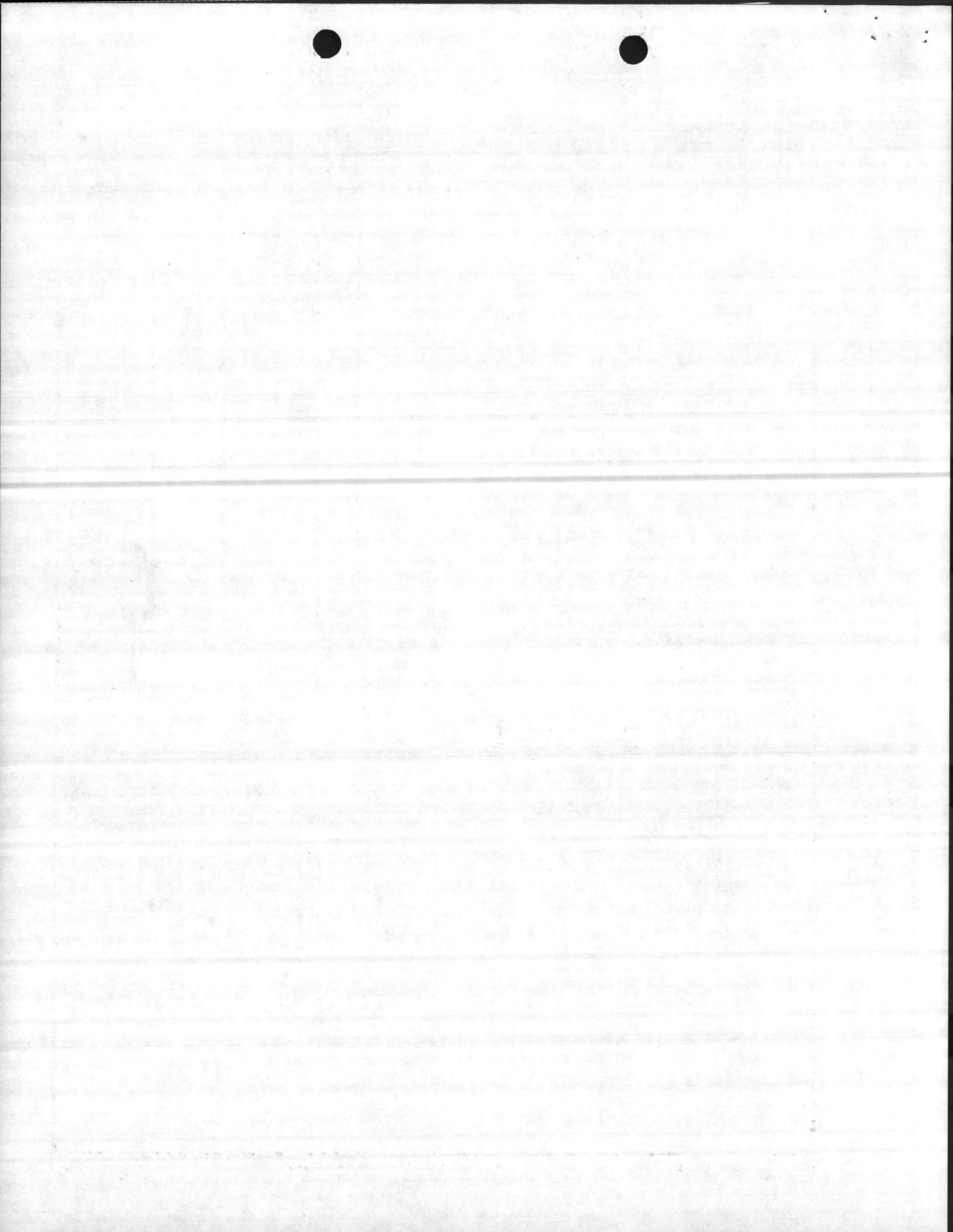


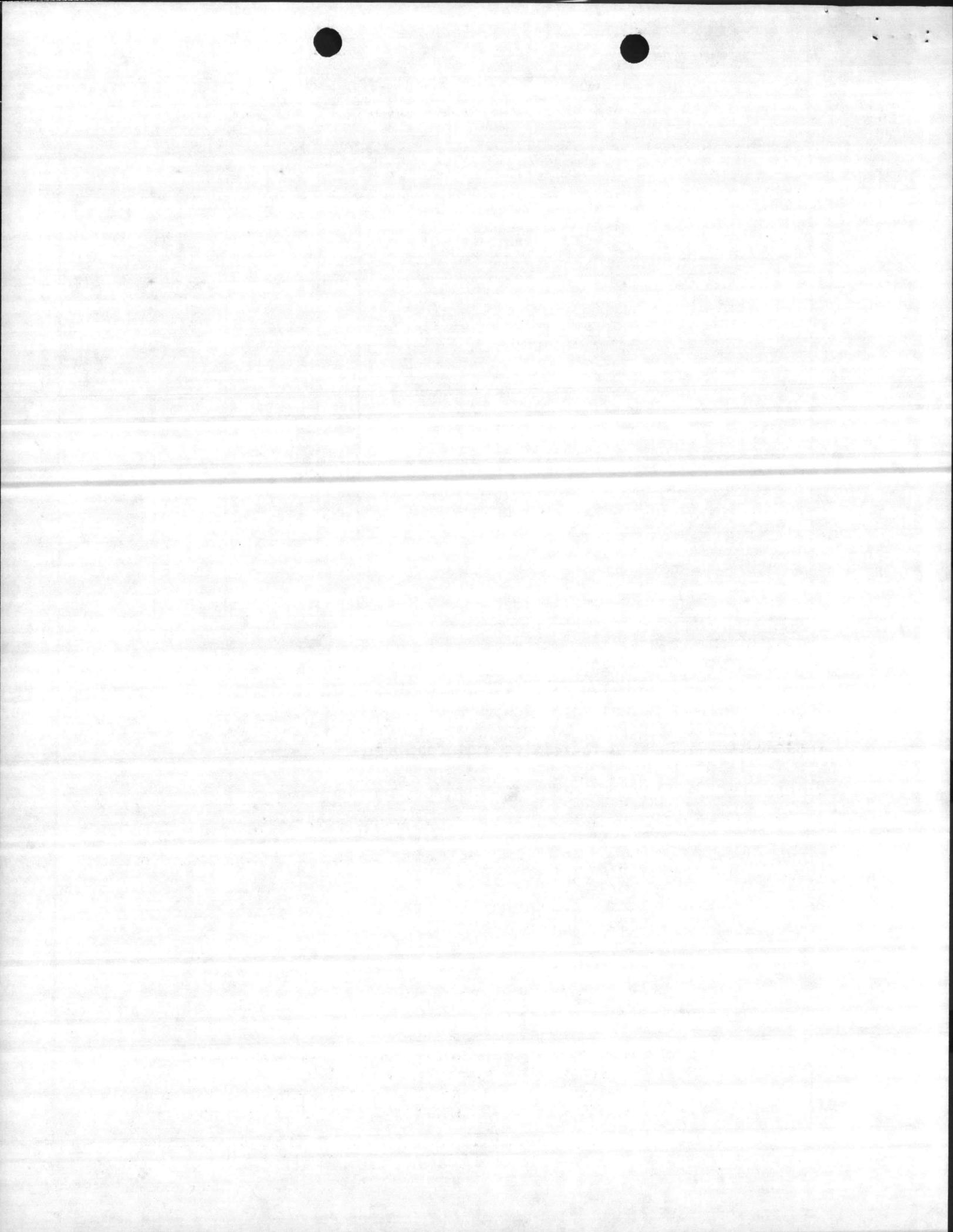


MAP OF
HADNOT POINT AREA ENCL (1)

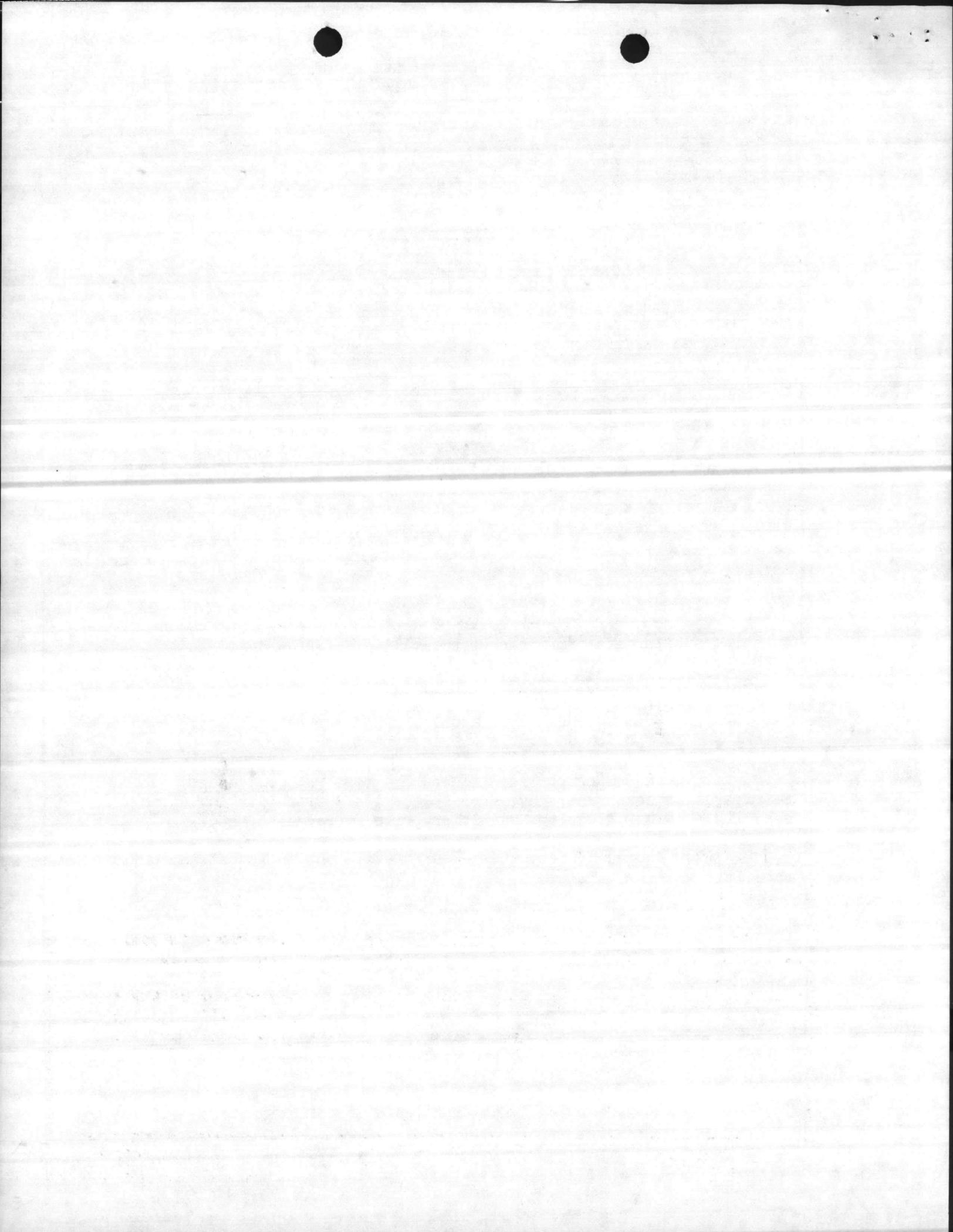


1. COMPONENT NAVY		FY 19 ⁸⁵ MILITARY CONSTRUCTION PROJECT DATA		2. DATE 25 Jul 80	
3. INSTALLATION AND LOCATION MARINE CORPS BASE CAMP LEJEUNE, NORTH CAROLINA 28542			4. PROJECT TITLE COLD STORAGE PLANT		
5. PROGRAM ELEMENT		6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST (\$000) \$3,920	
9. COST ESTIMATES					
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)
COLD STORAGE PLANT Building and Associated Mechanical Equipment (Approx. 275 tons Refrigeration) site preparation, etc.		SF	36,096	98.00	3537
Total Cost					3537
CONTINGENCIES - 5%					177
ESTIMATED CONTRACT COST					3714
SUPERVISION, INSPECTION AND OVERHEAD - 5.5%					204
TOTAL FUNDS REQUESTED					3918
TOTAL FUNDS, ROUNDED					3920
OTHER APPROPRIATIONS					-
10. DESCRIPTION OF PROPOSED CONSTRUCTION Construct a cold storage facility. Building: structural steel frame with combination insulated walls of concrete, brick, and prefabricated panels; insulated concrete floor slab. Compressors, condensers, piping and associated refrigeration equipment and controls for cold storage rooms.					
11. REQUIREMENTS: <u>Project:</u> Construct a cold storage facility. <u>Requirement:</u> To provide a cold storage facility with sufficient capacity to provide storage for incoming shipments of perishable foods. <u>Current Situation:</u> The existing cold storage facility, Building 1300, was constructed in 1942. Electrical switchgear and compressors in the building are original equipment that are obsolete. Replacement/repair parts are generally unavailable, and many parts that are available have to be fabricated on an individual basis. The entire internal wiring system in the building is in need of replacement due to extreme deterioration with age. The foundation and floor has shifted in many places due to failure of floor insulation and subsequent freezing and expansion of the earth below the floor. Electric floor heaters have been installed to stabilize the floor and foundation. Due to the lack of refrigeration capacity, many rooms cannot be cooled to temperatures required for storage of prepackaged foods. Many pallets of food have had to be disposed of after thawing occurs while in storage. Restricted door openings in the plant prevent the handling of pallets of food with fork lifts. cont'd					

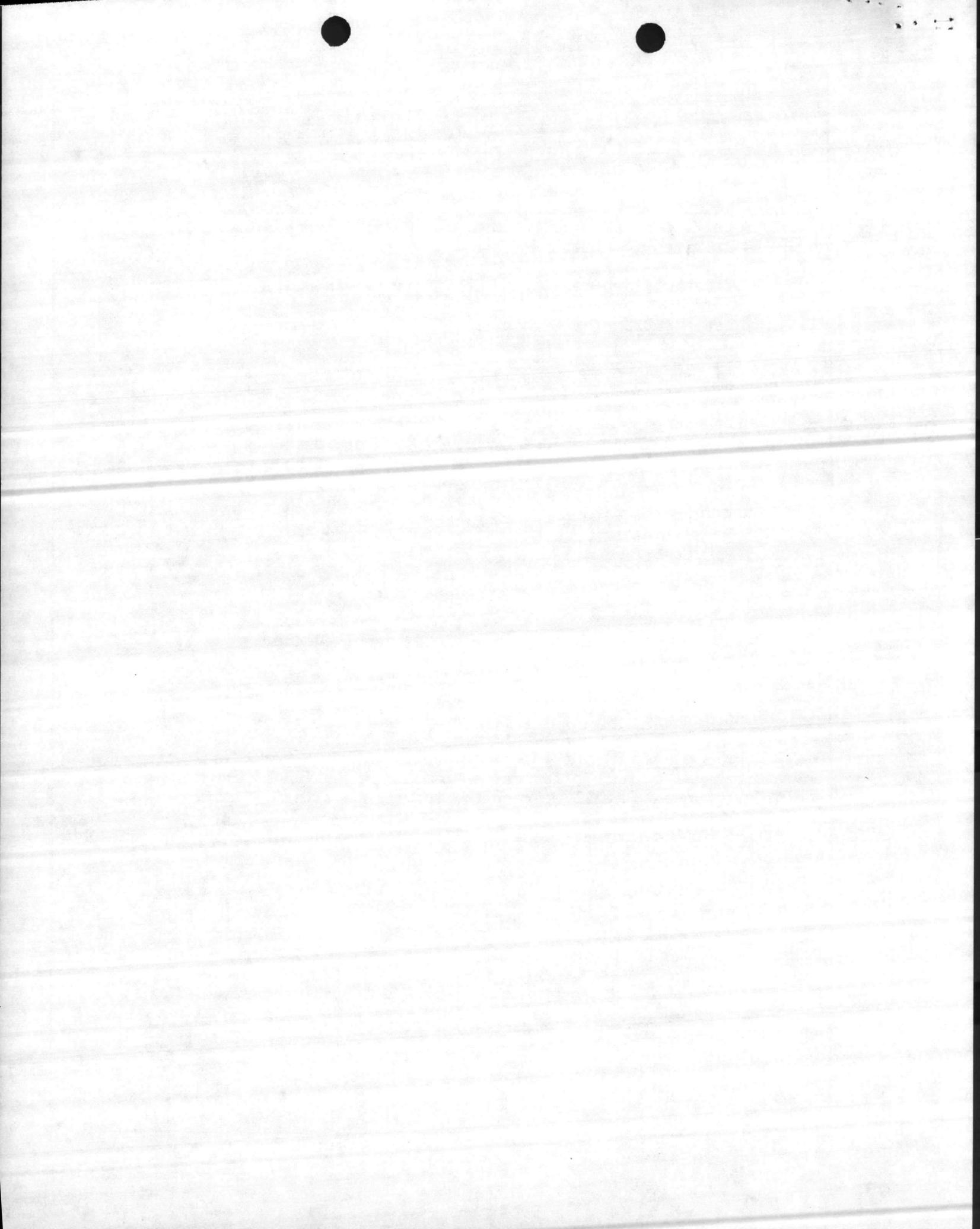




1. COMPONENT	FY 1985 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 25 July 1980
3. INSTALLATION AND LOCATION MARINE CORPS BASE CAMP LEJEUNE, NORTH CAROLINA 28542		
4. PROJECT TITLE COLD STORAGE PLANT	5. PROJECT NUMBER	
<p style="text-align: center;"><u>FACILITY STUDY</u></p> <p>1. <u>Project</u>: Provide a cold storage plant.</p> <p>2. <u>Current and Planned Future Workload with Regard to this Project</u>: The percentage of useage for this facility is 100 percent of the time and the need is indefinite.</p> <p>3. <u>Description of Proposed Construction</u>:</p> <p style="padding-left: 2em;">a. <u>Type of Construction</u>:</p> <p style="padding-left: 4em;">(1) Permanent cold storage facility of structural steel frame, insulated floors, walls, ceilings of brick, concrete, and prefabricated panells suitable for storage of perishable foods. Utilities connected, including water, sewage, steam and electrical distribution.</p> <p style="padding-left: 4em;">(2) Rigid and flexible pavements, security fencing and lighting, site improvements, etc.</p> <p style="padding-left: 2em;">b. <u>Replacement</u>: The proposed project constitutes replacement of the existing substandard and inadequate facility.</p> <p style="padding-left: 2em;">c. <u>Description of Work to be Done</u>.</p> <p style="padding-left: 4em;">(1) <u>Primary Facility</u>: Modular steel frame, reinforced concrete, brick, and prefabricated panels. Pile type foundation.</p> <p style="padding-left: 6em;">(a) <u>Support Facilities</u>: Compressors, condensers, associated refrigeration equipment, pavements, electrical switchgear and wiring, security fencing, lighting, utilities, site improvement, etc.</p> <p style="padding-left: 4em;">(2) <u>Energy Conservation</u>: Energy efficient equipment and building materials will be utilized.</p> <p style="padding-left: 4em;">(3) <u>Collateral Equipment</u>:</p> <p style="padding-left: 6em;">(a) <u>Built-in</u>:</p> <p style="padding-left: 8em;">Drinking water coolers Lockers Compressed air system Telephone, fire alarm, and intercom systems. Electrical extension cord reel Water hose reel w/hose control valve and hose stop. Equipment with associated installation cost</p>		



1. COMPONENT	FY 19 <u>85</u> MILITARY CONSTRUCTION PROJECT DATA	2. DATE 25 July 1980
3. INSTALLATION AND LOCATION MARINE CORPS BASE CAMP LEJEUNE, NORTH CAROLINA 28542		
4. PROJECT TITLE COLD STORAGE PLANT	5. PROJECT NUMBER	
4. <u>Cost Estimate</u> : Area cost factor for Camp Lejeune, N.C. is 0.95. NAVFAC P448 was utilized for cost estimates.		
5. <u>Justification for Project and for Scope of Project</u> :		
a. <u>Justification for Project</u> :		
(1) <u>Project</u> : Proposed facility is required to provide the Base with adequate cold storage facilities.		
(2) <u>Current Situation</u> : Cold storage facilities adequate to meet requirements are not available. Existing plant equipment is obsolete with deteriorating equipment, and building structure. High energy loss is occurring because of deterioration of insulation.		
(3) <u>Impact If Not Provided</u> : Cold storage facilities will continue to be inadequate, with continued loss of food from thawing. Potential for major equipment failure and subsequent extensive food loss will continue to increase.		
b. <u>Justification for Scope of Project</u> : The project scope is the minimum size facility that can meet the deficiency requirements.		
6. <u>Equipment Provided from Other Appropriations</u> : Not applicable.		
7. <u>Common Support Facilities</u> : Not applicable.		
8. <u>Effect on Other Resources</u> : The project will require less electricity to operate because of more efficient equipment and building design. No additional personnel will be required to operate this facility.		
9. <u>Siting of the Project</u> : The facility will be located in the Industrial Area of Hadnot Point. See enclosure (1).		
10. <u>Other Graphic Presentations, including Photographs</u> : None		
11. <u>Economic Analysis</u> : No analysis has been made. The proposed facility is deemed to be the logical method available to meet requirements.		
12. <u>Environmental Impact</u> : An environmental impact assessment of the area has been made and it has been determined that this project will have neither a significant impact on the environment nor is it highly controversial.		





UNITED STATES MARINE CORPS
MARINE CORPS BASE
CAMP LEJEUNE, NORTH CAROLINA 28542

P-786

IN REPLY REFER TO

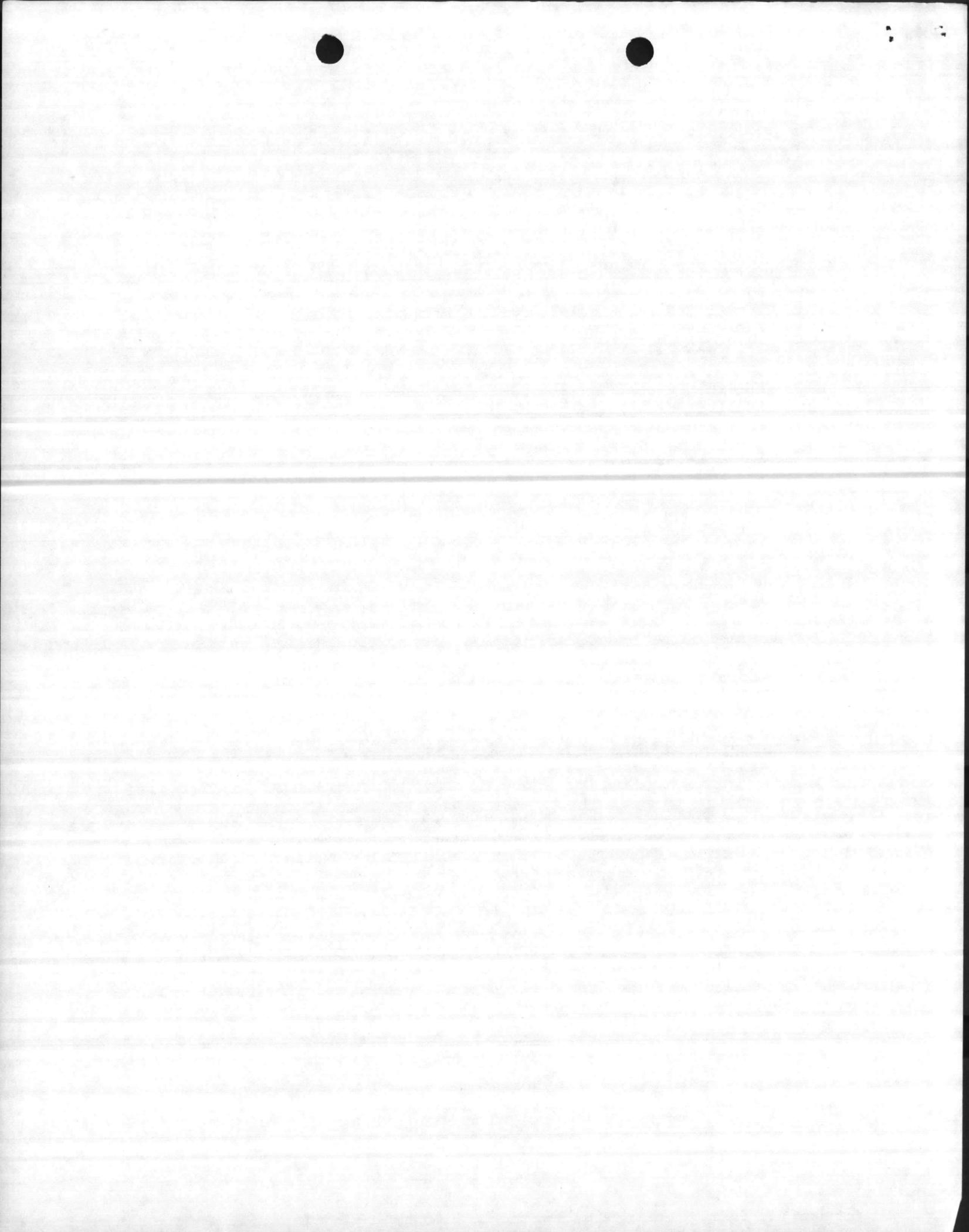
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10 AUG 1981

- From: Commanding General
To: Commandant of the Marine Corps (Code LFF-1)
- Subj: Military Construction Program for Marine Corps Base, Camp Lejeune, North Carolina, FY-84 through FY-88; submission of
- Ref: (a) CMC ltr LFF-1-LAW:jql 11000/CLNC of 25 Feb 1981
(b) TelCon Mr. A. Austin, MCB, CamLej w/Mr. Tom Barr, HQMC (LFF-1) of 29 Jul 1981
(c) CG MCB ltr FAC:ACA:mkc P-600 of 14 May 1981
(d) CMC ltr LFF-1-JPH:jaq 11011/CLNC of 3 Dec 1980
(e) CMC ltr LFF-1-BAR:jql of 19 Jun 1981
(f) CMC 171504Z JUL 81
(g) CG MCB CLNC 061829Z APR 81
- Encl: (1) Comments on the Camp Lejeune FY-84/88 MCON Program
(2) NAVMC Form 10956, FY-84 through FY-88 MCON Program (5 sheets) of 1 Aug 1981
(3) FY-84 MCON Program consisting of summary NAVMC Form 10956 and DD Forms 1391 of 1 Aug 1981 (with facility studies and photographs, where applicable)
(4) FY-85 MCON Program consisting of summary NAVMC Form 10956 and DD Forms 1391 of 1 Aug 1981 (with facility studies and photographs, where applicable)
(5) FY-86 MCON Program consisting of summary NAVMC Form 10956 and DD Form 1391 of 1 Aug 1981 w/facility studies
(6) FY-87 MCON Program consisting of summary NAVMC Form 10956 and DD Form 1391 of 1 Aug 1981 w/facility studies
(7) FY-88 MCON Program consisting of summary NAVMC Form 10956 and DD Form 1391 of 1 Aug 1981 w/facility studies
(8) NAVMC Forms 11069, Site Approval Request Forms

1. Reference (a) provides detailed guidance and submission dates for various Marine Corps construction programs. Enclosures (1) through (8) provide the requested data for the Camp Lejeune Five-Year Military Construction Program, FY-84 through FY-88. The submission due date was extended to 12 August by reference (b).

2. More specifically, enclosure (1) provides comments concerning new projects or noteworthy changes to old projects. Enclosure (2) provides a summary of all projects for the five-year period FY-84 through FY-88. Enclosures (3) through (7) provide individual projects nominated for a specific fiscal year, beginning in FY-84. Each specific year is preceded with a summary sheet for rapid reference. As directed in reference (a), previously submitted projects are not included herein and are so indicated with an asterisk on the appropriate NAVMC form 10956. However, the DD Forms 1391 for these projects are included for continuity. Enclosure (8) provides site approval request forms for all projects listed in the FY-84 and FY-85 programs.



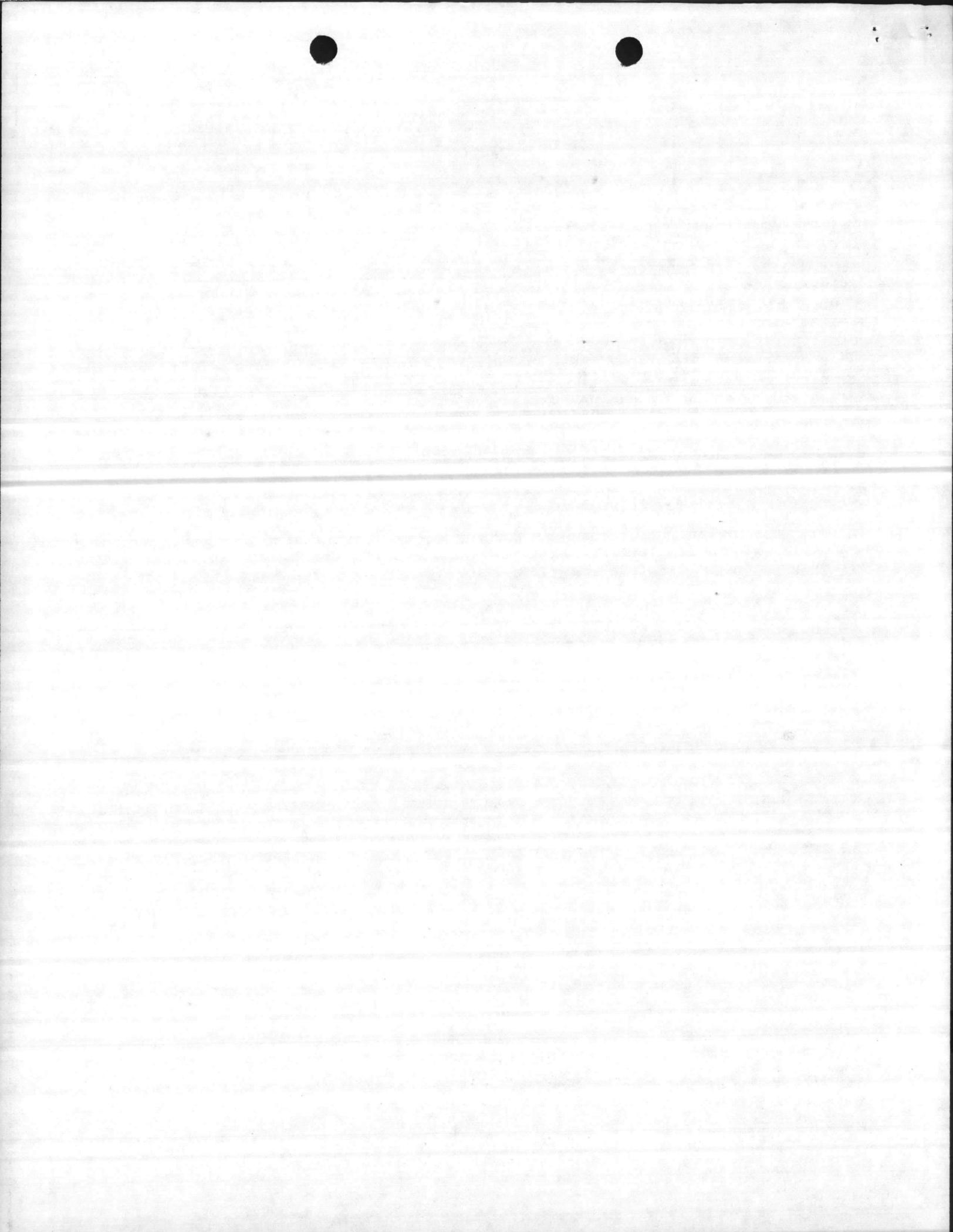
3. Camp Lejeune's Five-Year Program consists of 48 projects, at a total cost of \$232.35 million, with an average annual cost of \$46.47 million. This level of funding is required to meet the goal of satisfying all barracks (UEPH) deficiencies and all combat vehicle maintenance shop deficiencies, both organizational and field levels, by the year 1988. Together, these two items constitute about three-fourths of the Camp Lejeune program, or about 183 million dollars. The remaining portion, \$49 million, satisfies deficiencies for other time-sensitive support items, such as utility projects, instructional facilities, administrative facilities, and unforeseen requirements to satisfy deficiencies resulting from new missions. Projects to satisfy new missions and changes in the Five-Year Program are discussed in detail in enclosure (1).

C. G. COOPER

Copy to: (w/encl less encl (8))
LANTNAVFACENGCOM (Code 09A21E)
CG, 2d MarDiv, FMF
CG, 2d FSSG, FMFLant
CO, MCSSS

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COMMENTS, CAMP LEJEUNE FY-84/88 MILITARY CONSTRUCTION PROGRAM

Early Submissions

1. As requested by reference (a), Projects P-786, Cold Storage Plant, and P-065, Gymnasium, French Creek, were submitted on 2 June 1981.

FY-84

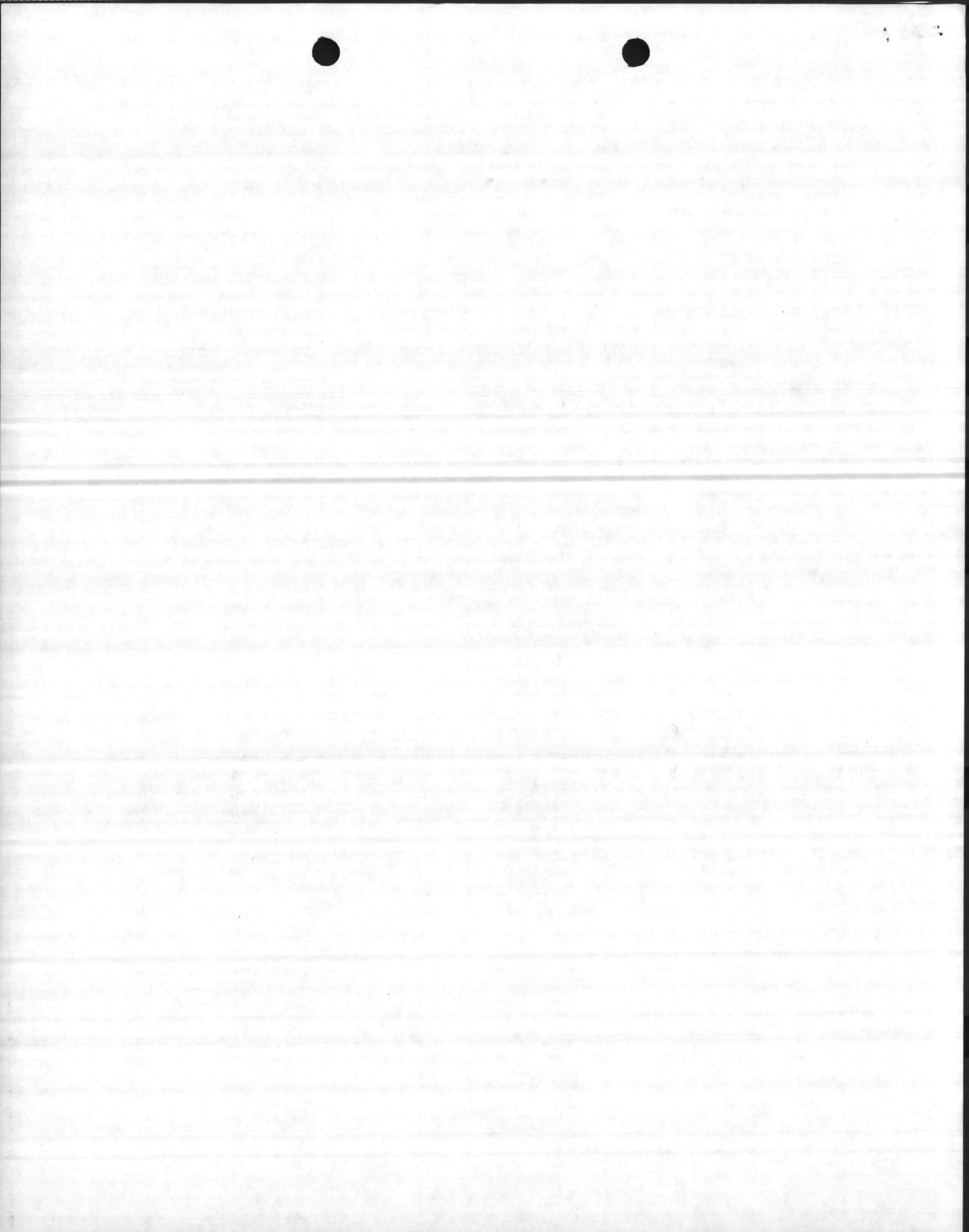
1. The first year (FY-84) of the Five-Year Program is laden with new or urgent requirements for utility support, new initiatives, or new missions. They are:

a. P-784, Utility Expansion, Courthouse Bay. This project has been authorized for early design and possible FY-83 funding. It is listed in the FY-84 funding program for continuity and because FY-83 funding has not been finalized.

b. P-785, Water Treatment Facilities Improvements, Hadnot Point, Tarawa Terrace, and Montford Point. P-785 has been authorized for design and is proposed for FY-84 funding. This project was submitted in 1980, but is resubmitted here to cover necessary scope increases to expand the Hadnot Point well field to replenish diminishing water supplies and the addition of a trunk main to connect the two water treatment plants in the Hadnot Point area.

c. P-802, Convert Old Hospital to Division Headquarters. Barring unforeseen delays, the new 205-bed hospital will be completed in June 1982. Patient care functions will be transferred by May 1983. Building H-1, the main hospital, and Building H-17, a warehouse, will be available to the Marine Corps in November 1983. A LANTNAVFACENCOM sponsored contract will demolish several outlying buildings at that time. P-802 proposes space for a Division Headquarters, a consolidated disbursing office, and accommodations for other task organized functions, with billeting and messing for approximately 150 enlisted personnel who will live and work in Building H-1. This project is essential for occupancy of the building for these purposes. Proposed space/building retention plans are discussed in detail in reference (a). The proposals remain valid in P-802 with one exception. P-802 provides for the retention of the back center wing of Building H-1, which contains the dining facility.

d. P-628, UEPHs, Montford Point. New missions for Montford Point include: Movement of the Personnel Administration School from Parris Island to Camp Lejeune; Consolidated Motor Vehicle Operators School (located temporarily at Camp Geiger); and concurrent Motor Vehicle Mechanics Schools. These new missions are reflected in references (d) and (e). The addition of the Personnel Administration School, which is scheduled to begin in November 1982, will reduce existing billeting space at Montford Point down to 72 square feet per man. If P-628 is approved for FY-84 funding, and allowing 24 months for construction, new billeting space will not be available until January 1986. The next approved new mission for Camp Lejeune is the Consolidated Driver Training School, now to occupy facilities in a maintenance-only holding pattern at Camp Geiger, but scheduled for Montford Point when new facilities become available. Any delay



in approval of P-628 will seriously affect the ability to carry out these new missions.

e. P-808, Occupational Field 35 (OF 35) Mechanics School, Increment I. Beginning in FY-82, the existing 'M' series of Marine Corps motor transport vehicles will be replaced with a new suite of vehicles, which is an additional new mission for Montford Point. The phase-in/phase-out period will last through 1986. Trained mechanics will be required for both series of vehicles throughout the transition period, or until such time as the old series is completely phased out from the FMF. An exigent minor construction project has been submitted to HQMC to satisfy the initial receipt of new vehicles. That project provides for the erection of seven relocatable buildings to serve until permanent facilities can be provided. They are expected to be completed in October 1982. A series of three MCON projects for permanent facilities is programmed for FY-84, FY-85 and FY-86. The permanent facilities will satisfy deficiencies for all instructional facilities for the new suite of vehicles, including those being taught in the relocatable buildings, provided by the exigent project. The makeshift World War II facilities now being used will be demolished when the old 'M' series vehicles are phased out.

f. P-806, Light Armored Vehicle (LAV) Shop. Reference (f) announced the assignment of a new battalion scheduled for Camp Lejeune in 1985. P-806 is inserted in the FY-84 program, without scope or definition, as a matter of priority only since facilities do not exist for this mission. Project scope will be defined as information becomes available.

2. The remaining projects listed in the proposed FY-84 program are consistent with the approved HQMC program.

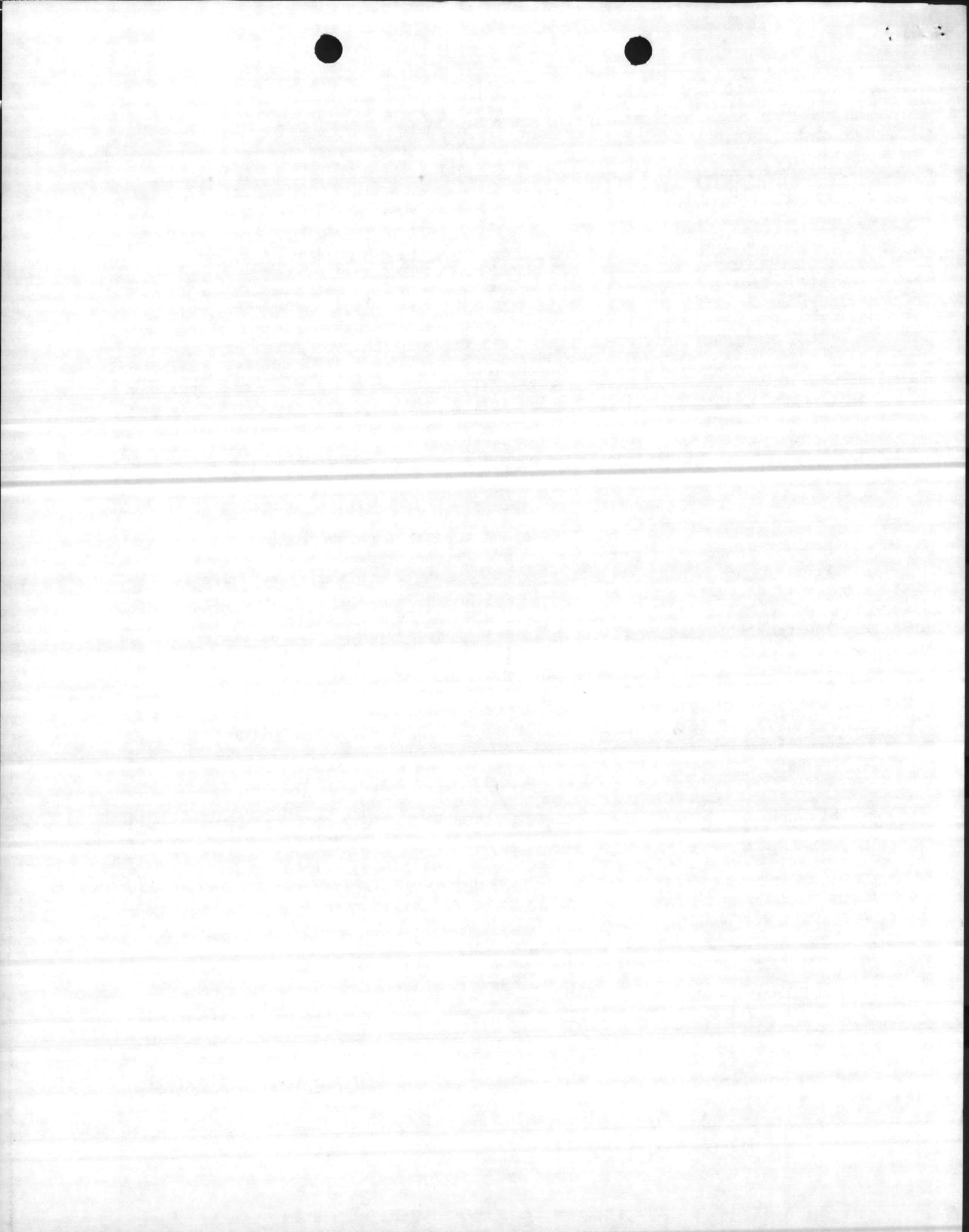
3. A collateral equipment list for portable items (nonconstruction) for P-802, Convert Hospital to Division Headquarters, and P-808, OF 35 Mechanics School, will be provided by separate correspondence. Build-in items that involve construction cost estimates are shown in all projects.

FY-85

1. The proposed FY-85 program contains three new projects, they are:

a. P-257, Field Maintenance Facility, Increment I. This project consist of new maintenance facilities for 2d Maintenance Battalion, 2d Force Service Support Group to perform regional 3d and 4th echelon maintenance on FMF equipment for the 2d Marine Division, 2d Force Service Support Group, and 2d Marine Aircraft Wing. Operations are now being performed in permanent warehouse facilities and other substandard makeshift facilities. The original definitive drawings for this facility, depicted in NAVFAC P-272, Part IV, call for one large (11 acre) building. Conforming to realistic annual funding levels, the field maintenance facility is broken down into four increments; P-257 for FY-85,

Enclosure (1)



P-803 for FY-86, P-804 for FY-87, and P-805 for FY-88. However, equipment flow patterns must have continuity for maximum operational efficiency. Accordingly, it is recommended that the PED or 35% design be accomplished for all four projects at the initial state in P-257. In addition to satisfying requirements for badly needed maintenance facilities, new facilities resulting from these four projects will liberate over a quarter of a million square feet of badly needed warehouse space. Reference (g) discusses warehouse storage problems at Camp Lejeune in detail.

b. P-790, Sewage System Improvements, Hadnot Point. Construction resulting from this project will satisfy requirements for additional sewer plant influent enhanced by an ongoing 7.7 million dollar pollution abatement project, P-996, to contain run-off at all wash and grease stations at Camp Lejeune.

c. P-809, OF 35 Mechanics School, Increment II. This is the 2d increment of the Mechanics School discussed in P-808, FY-84, above.

2. The remaining projects proposed for the FY-85 program are UEPH's, shops and admin facilities, and are in consonance with previously reviewed programs.

FY-86

1. New projects proposed for FY-86 are:

a. P-803, Field Maintenance Shop, Increment II. A continuation of P-257, discussed in FY-85, above.

b. P-810, OF 35 Mechanics School, Increment III. A continuation of P-808, discussed in FY-84 above.

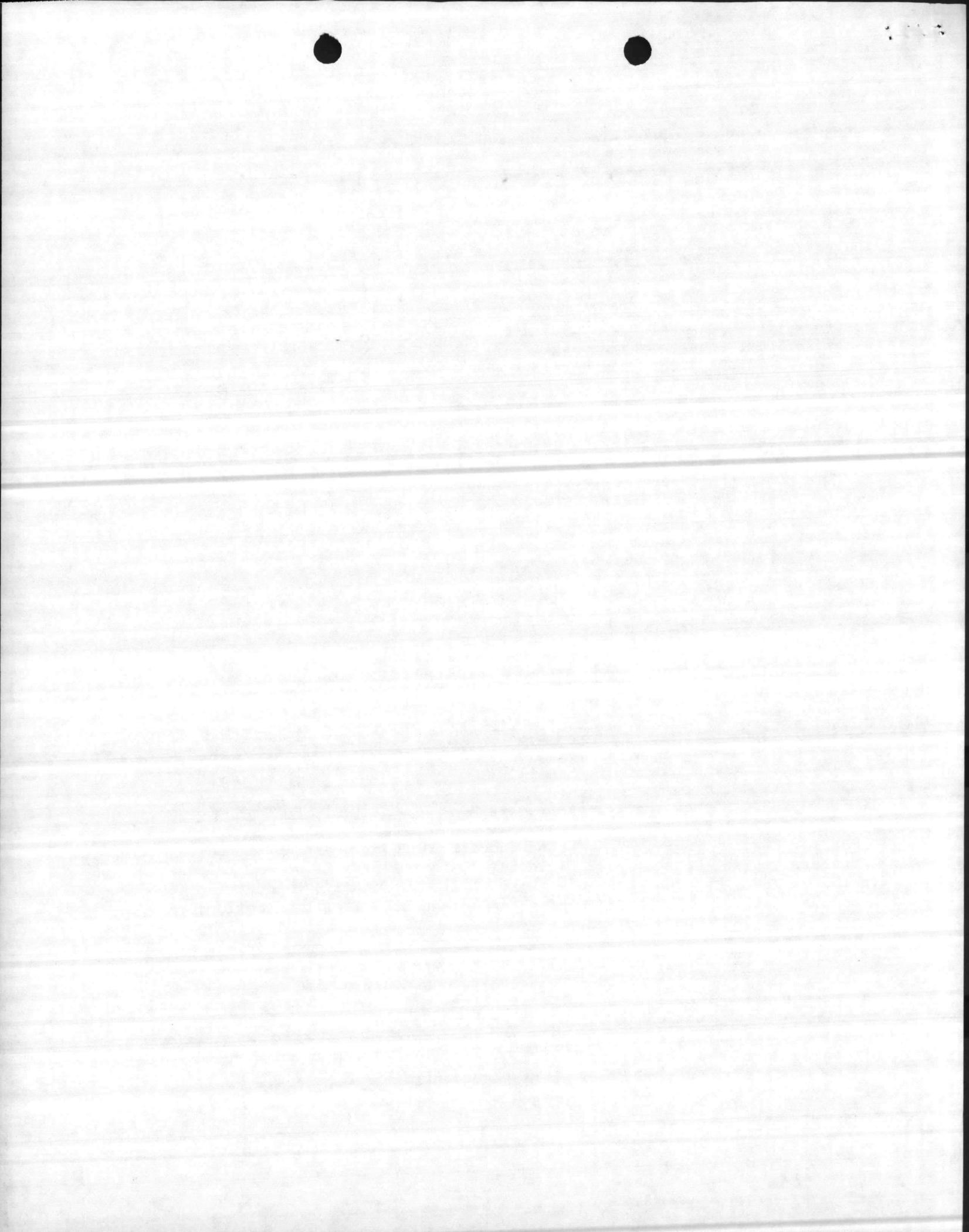
2. The remaining projects are in consonance with previously reviewed programs.

FY-87

1. New projects proposed for FY-87 are:

a. P-807, OF 35 Driver Training School. An East Coast Motor Vehicle Operators Course (Consolidated Field Skills Training) will begin, temporarily, in the Camp Geiger area in FY-82. Ultimately, when new, permanent facilities become available at Montford Point (FY-87), the school will be collocated with the other MCSSS schools at Montford Point. The initial school will open at Camp Geiger in May 1982 in old facilities vacated by 2d Radio Battalion. This will include barracks, messing, administrative and instructional facilities. Construction/conversion will not be required and only minimal maintenance and repair will be performed on the existing facilities. New construction for shop and instructional facilities are programmed for Montford Point in the FY-87 Military Construction Program to satisfy long-range requirements with permanent facilities. This new mission is also reflected in the amendment to the Facilities Support Requirements document of reference (e).

Enclosure (1)



b. P-804, Field Maintenance Shop, Increment III. A continuation of P-257, discussed in FY-85 above.

2. The remaining projects proposed for FY-87 are in consonance with previously reviewed programs.

FY-88

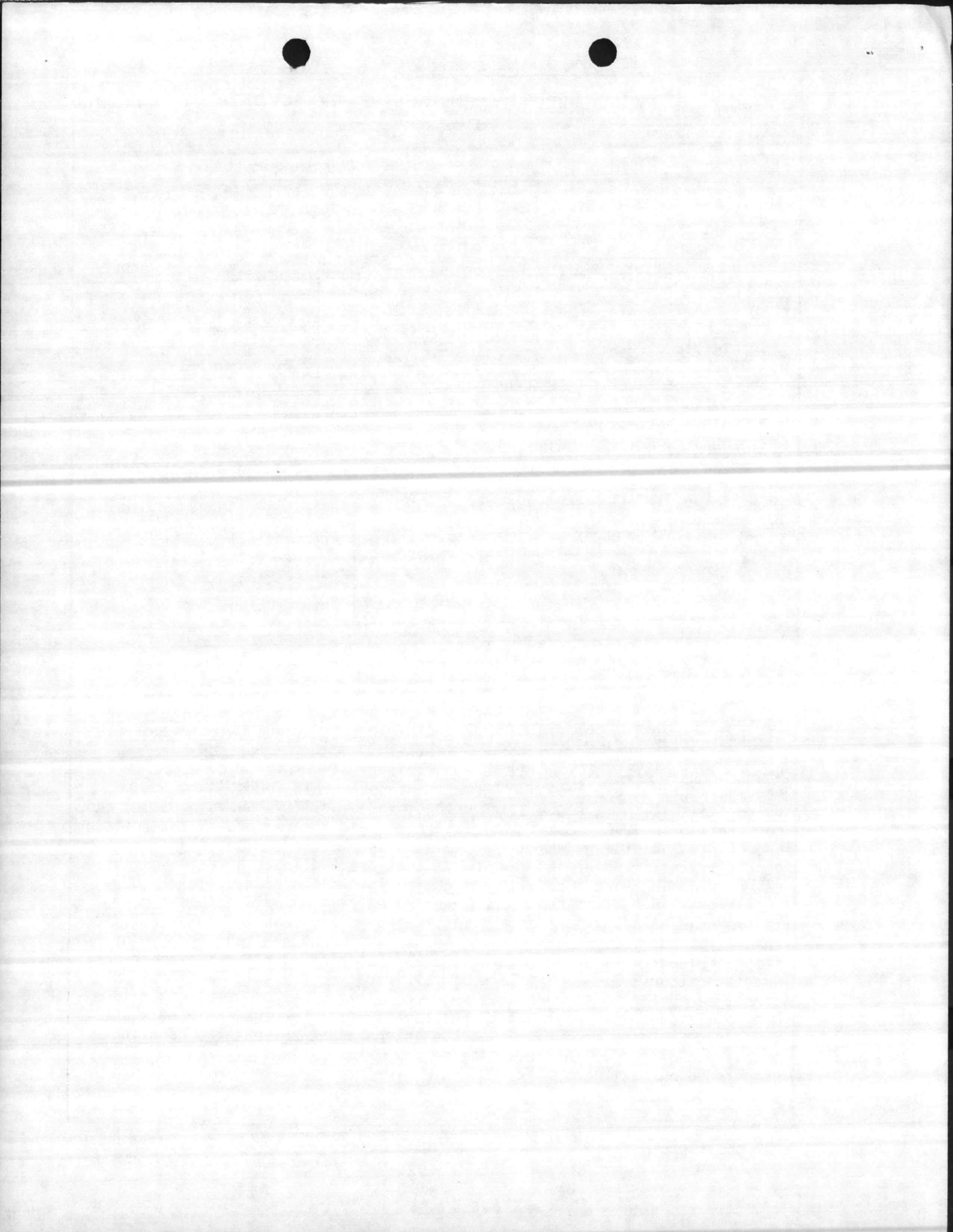
1. New projects proposed for FY-88 are:

a. P-805, Field Maintenance Shop, Increment IV. This project concludes a series of four projects for 2d Maintenance Battalion, initiated in P-257, FY-85, above.

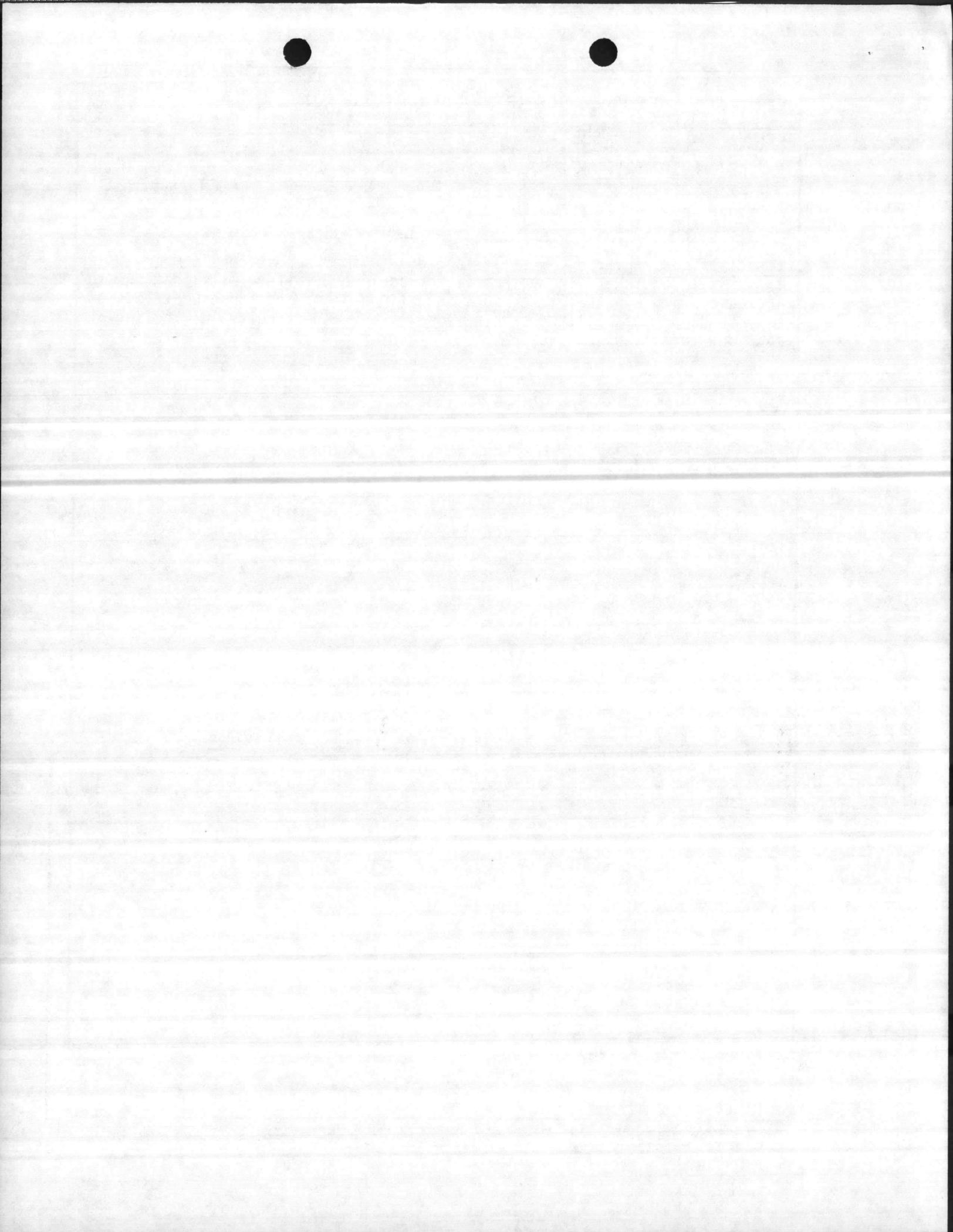
2. The remaining projects proposed for FY-88 are in consonance with previously reviewed programs.

Enclosure (1)

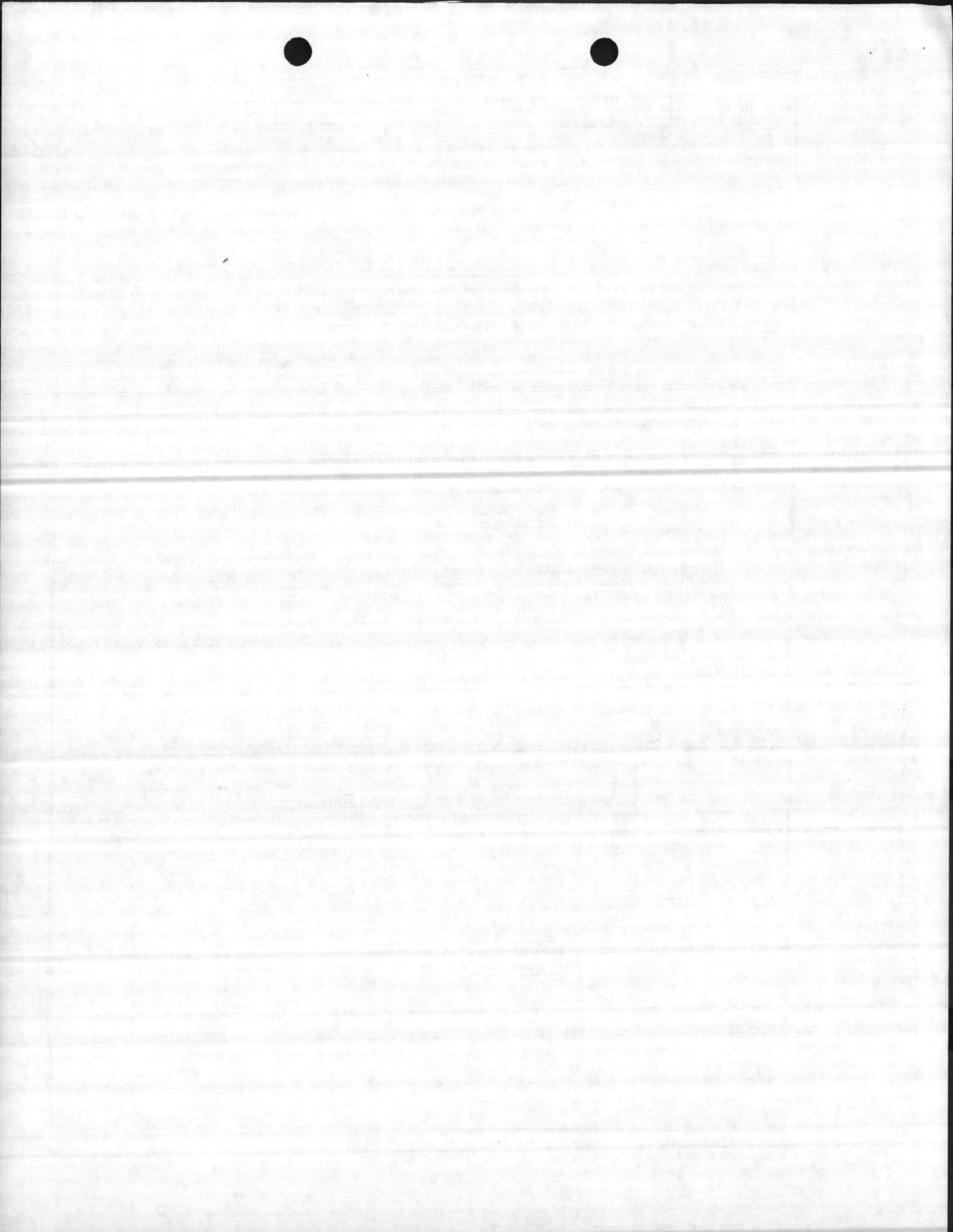
1. COMPONENT NAVY		FY 1985 MILITARY CONSTRUCTION PROJECT DATA			2. DATE 28 MAY 1981	
3. INSTALLATION AND LOCATION MARINE CORPS BASE CAMP LEJEUNE, NORTH CAROLINA 28542				4. PROJECT TITLE COLD STORAGE PLANT		
5. PROGRAM ELEMENT		6. CATEGORY CODE 431-10	7. PROJECT NUMBER P-786		8. PROJECT COST (\$000) \$5,700	
9. COST ESTIMATES						
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)	
COLD STORAGE PLANT		SF	45,647	100.76	4,599	
BUILDING		SF	45,647	90.51	(4,132)	
BUILT-IN EQUIPMENT		LS	-	-	(467)	
SUPPORTING FACILITIES		LS	-	-	588	
SPECIAL CONSTRUCTION FEATURES		LS	-	-	(119)	
UTILITIES		LS	-	-	(212)	
PAVEMENTS AND SITE IMPROVEMENTS		LS	-	-	(257)	
SUBTOTAL					5,187	
CONTINGENCY - 5%					259	
TOTAL CONTRACT COST					5,446	
SUPERVISION, INSPECTION, & OVERHEAD - 5.5%					300	
TOTAL REQUEST					5,746	
TOTAL REQUEST (ROUNDED)					5,700	
EQUIPMENT PROVIDED FROM OTHER APPROPRIATIONS					-	
10. DESCRIPTION OF PROPOSED CONSTRUCTION						
Construct a cold storage facility. Building: structural steel frame with combination insulated walls of concrete, brick, and prefabricated panels; insulated concrete floor slab. Compressors, condensers, piping and associated refrigeration equipment and controls for cold storage rooms.						
11. REQUIREMENTS: 45,647 SF ADEQUATE: 0 SF INADEQUATE: 41,879 SF						
Project: Construct a cold storage facility.						
Requirement: Provide a cold storage facility with sufficient capacity to provide storage for incoming shipments of perishable foods.						
Current Situation: The existing cold storage facility, Building 1300, was constructed in 1942. Electrical switchgear and compressors in the building are original equipment which is obsolete. Replacement/repair parts are generally unavailable, and many parts that are available have to be fabricated on an individual basis. The entire internal wiring system in the building is in need of replacement due to extreme deterioration with age. The foundation and floor has shifted in many places due to failure of floor insulation and subsequent freezing and expansion of the earth below the floor. Electric floor heaters have been installed to stabilize the floor and foundation. Due to the lack of refrigeration capacity, many rooms cannot be cooled to temperatures required for storage of prepackaged foods. Many pallets of food have had to be disposed of after thawing occurs while in storage. Restricted door openings in the plant prevent the handling of pallets of food with forklifts.						
(continued on next page)						
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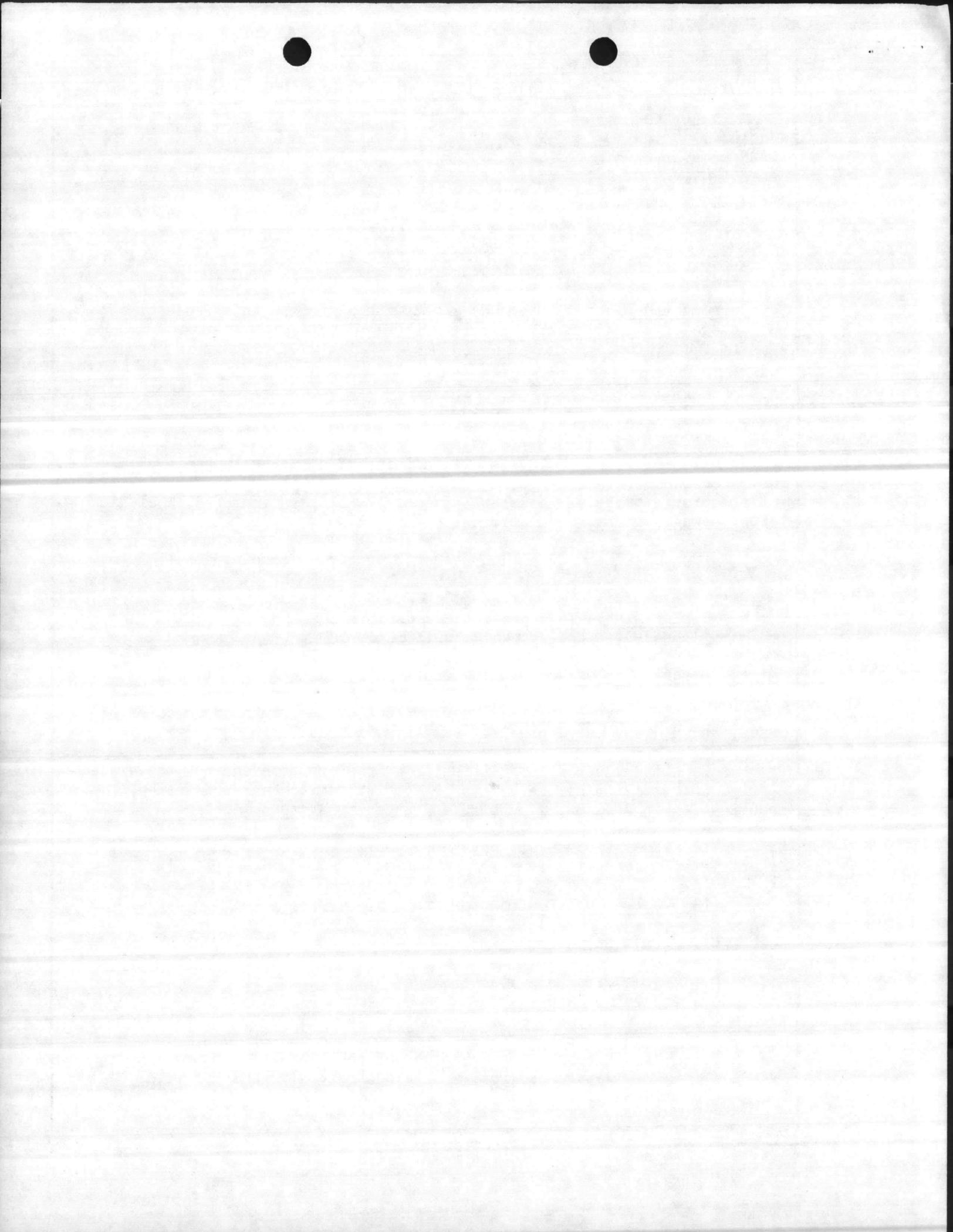
1. COMPONENT NAVY	FY 19 <u>85</u> MILITARY CONSTRUCTION PROJECT DATA	2. DATE 28 MAY 1981
3. INSTALLATION AND LOCATION MARINE CORPS BASE, CAMP LEJEUNE, NORTH CAROLINA 28542		
4. PROJECT TITLE COLD STORAGE PLANT	5. PROJECT NUMBER P-786	
<p>Impact If Not Provided: Loss of food due to improper storage temperatures will continue. The potential for equipment failure will continue to increase, with eventual total shutdown of the plant and subsequent loss of many thousands of dollars worth of food likely. Difficulty in handling of food due to antiquated facilities will continue.</p>		



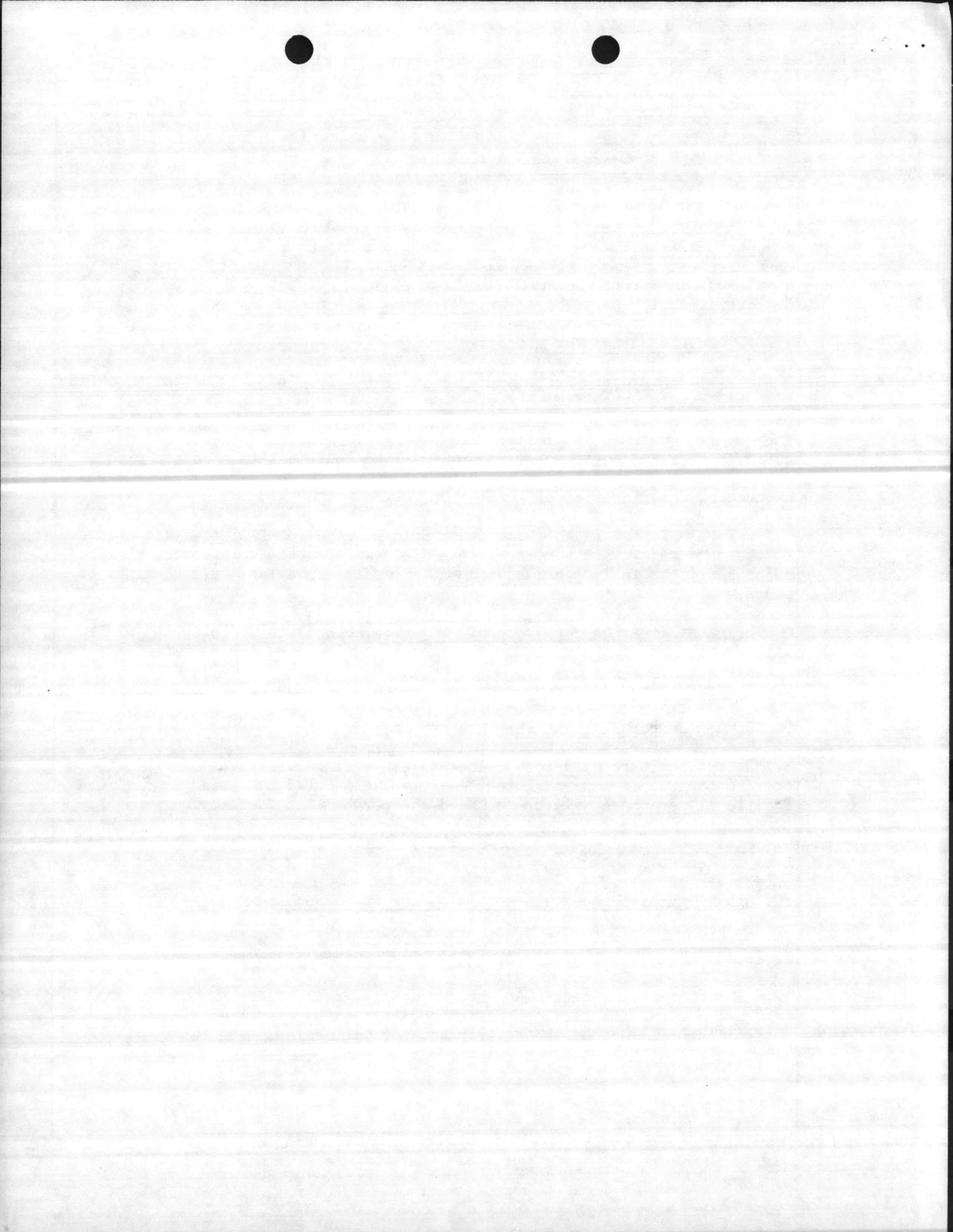
1. COMPONENT NAVY	FY 19 ⁸⁵ MILITARY CONSTRUCTION PROJECT DATA	2. DATE 28 MAY 1981
3. INSTALLATION AND LOCATION MARINE CORPS BASE, CAMP LEJEUNE, NORTH CAROLINA 28542		
4. PROJECT TITLE COLD STORAGE PLANT		5. PROJECT NUMBER P-786
<p style="text-align: center;"><u>SPECIAL CONSIDERATIONS</u></p> <ol style="list-style-type: none"> 1. <u>Pollution Prevention, Abatement, and Control</u>: This project will not cause additional air or water pollution. 2. <u>Flood Hazard Evaluation</u>: Requirements of Executive Order No. 11296 (Flood Hazards) are not applicable. 3. <u>Environmental Impact</u>: The project Environmental Impact Assessment has been made, reviewed, and where required, the design concepts give consideration to eliminating adverse environmental effects consistent with applicable directives. 4. <u>Fallout Shelter Construction</u>: Fallout shelter protection is incorporated in the facility. 5. <u>Design for Accessibility of Physically Handicapped Personnel</u>: Provisions for physically handicapped personnel are not required in this facility. 6. <u>Use of Air Conditioning</u>: Ceiling "U" factors will be made to conform with DOD 4270.1-M. 7. <u>Preservation of Historical Sites and Structures</u>: The project facility does not directly or indirectly affect a district, site, building, structure, object, or setting which is listed in the National Register or otherwise possesses a significant quality of American history. 8. <u>"New Start" Criteria for Commercial or Industrial Activities Program (OMB Circular A-76)</u>: Not applicable. 		



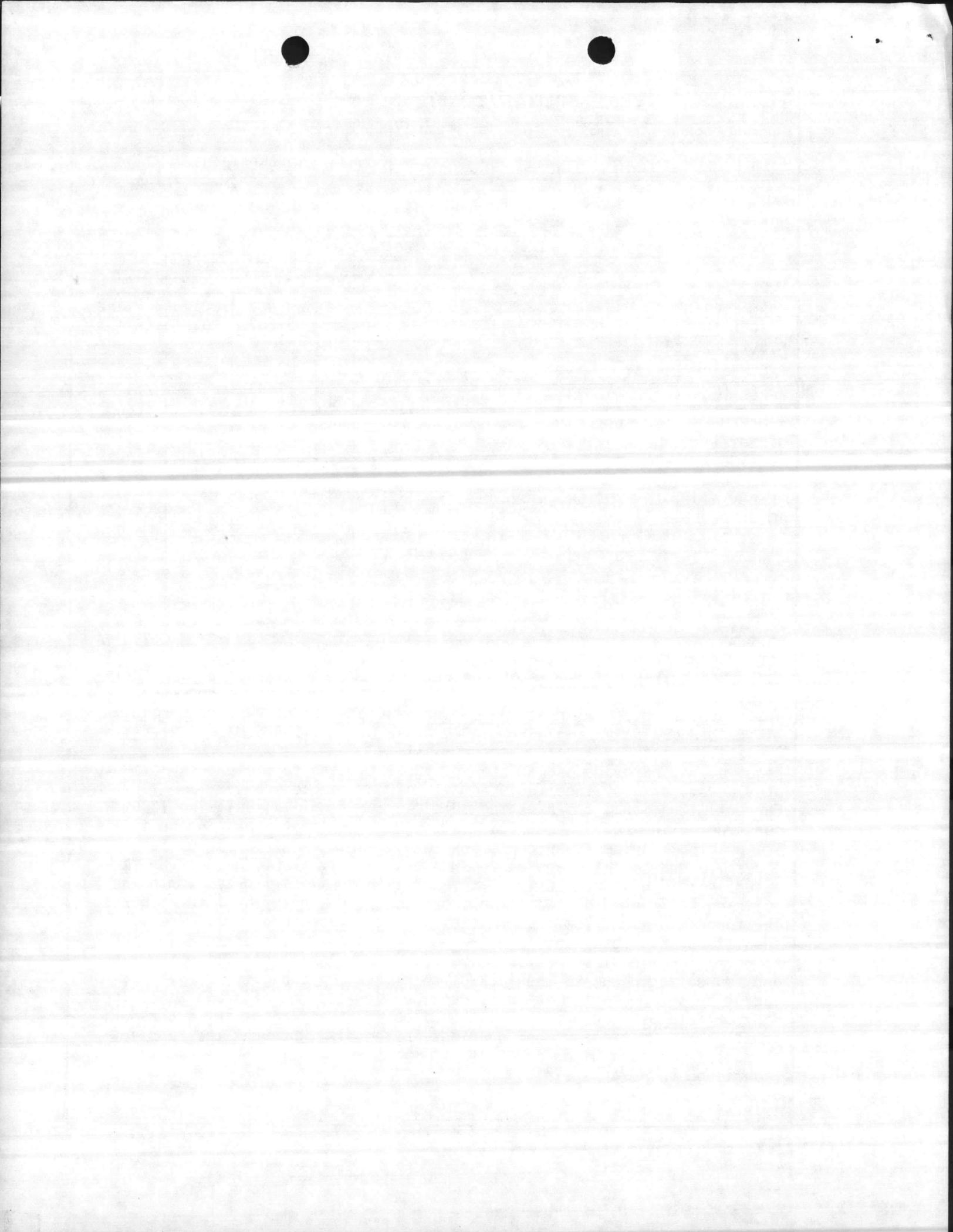
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3. INSTALLATION AND LOCATION MARINE CORPS BASE CAMP LEJEUNE, NORTH CAROLINA 28542		
4. PROJECT TITLE COLD STORAGE PLANT	5. PROJECT NUMBER P-786	
<p style="text-align: center;"><u>FACILITY STUDY</u></p> <p>1. <u>Project</u>: Provide a cold storage plant.</p> <p>2. <u>Current and Planned Future Workload with Regard to this Project</u>: The percentage of usage for this facility is 100 percent of the time and the need is indefinite.</p> <p>3. <u>Description of Proposed Construction</u>:</p> <p style="padding-left: 2em;">a. <u>Type of Construction</u>:</p> <p style="padding-left: 4em;">(1) Permanent cold storage facility of structural steel frame, insulated floors, walls, ceilings of brick, concrete, and prefabricated panels suitable for storage of perishable foods. Utilities connected, including water, sewage, steam and electrical distribution.</p> <p style="padding-left: 4em;">(2) Rigid and flexible pavements, security fencing and lighting, site improvements, etc.</p> <p style="padding-left: 2em;">b. <u>Replacement</u>: This project constitutes replacement of Bldg. 1300, an existing inadequate facility which will be demolished upon completion.</p> <p style="padding-left: 2em;">c. <u>Description of Work to be Done</u>.</p> <p style="padding-left: 4em;">(1) <u>Primary Facility</u>: Modular steel frame, reinforced concrete, brick, and prefabricated panels. Pile type foundation.</p> <p style="padding-left: 6em;">(a) <u>Support Facilities</u>: Compressors, condensers, associated refrigeration equipment, pavements, electrical switchgear and wiring, security fencing, lighting, utilities, site improvement, etc.</p> <p style="padding-left: 4em;">(2) <u>Energy Conservation</u>: Energy efficient equipment and building materials will be utilized.</p> <p style="padding-left: 4em;">(3) <u>Collateral Equipment</u>:</p> <p style="padding-left: 6em;">(a) <u>Built-in</u>:</p> <p style="padding-left: 8em;">*Drinking water coolers</p> <p style="padding-left: 8em;">*Lockers</p> <p style="padding-left: 8em;">*Compressed air system</p> <p style="padding-left: 8em;">*Telephone, fire alarm, and intercom systems.</p> <p style="padding-left: 8em;">*Electrical extension cord reel</p> <p style="padding-left: 8em;">*Water hose reel w/hose control valve and hose stop</p> <p>*Equipment with associated installation cost.</p>		



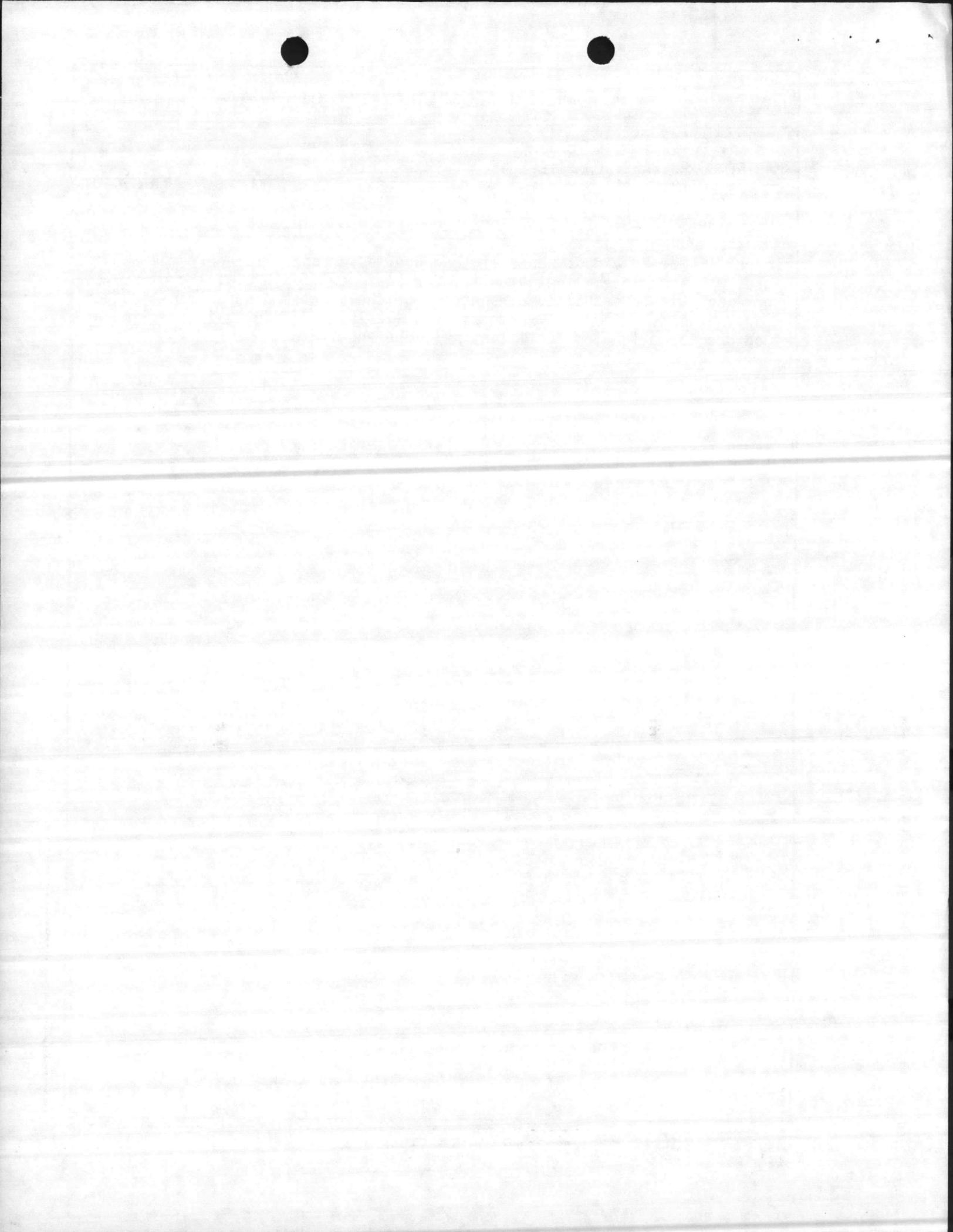
1. COMPONENT NAVY	FY 19 <u>85</u> MILITARY CONSTRUCTION PROJECT DATA	2. DATE 28 MAY 1981
3. INSTALLATION AND LOCATION MARINE CORPS BASE CAMP LEJEUNE, NORTH CAROLINA 28542		
4. PROJECT TITLE COLD STORAGE PLANT	5. PROJECT NUMBER P-786	
<p>4. <u>Cost Estimate</u>: Area cost factor for Camp Lejeune, N.C. is 0.95. Cost data derived from the Military Construction Cost Review Guide, FY-82 (DOD 4270.1-CG), and escalated to FY-82 to provide for this proposed facility.</p> <p>5. <u>Justification for Project and for Scope of Project</u>:</p> <p>a. <u>Justification for Project</u>:</p> <p>(1) <u>Project</u>: Proposed facility is required to provide the Base with adequate cold storage facilities.</p> <p>(2) <u>Current Situation</u>: Cold storage facilities adequate to meet requirements are not available. Existing plant equipment is obsolete with deteriorating equipment, and building structure. High energy loss is occurring because of deterioration of insulation.</p> <p>(3) <u>Impact If Not Provided</u>: Cold storage facilities will continue to be inadequate, with continued loss of food from thawing. Potential for major equipment failure and subsequent extensive food loss will continue to increase.</p> <p>b. <u>Justification for Scope of Project</u>: The project scope is the minimum size facility that can meet the deficiency requirements.</p> <p>6. <u>Equipment Provided from Other Appropriations</u>: Not applicable.</p> <p>7. <u>Common Support Facilities</u>: Not applicable.</p> <p>8. <u>Effect on Other Resources</u>: The project will require less electricity to operate because of more efficient equipment and building design. No additional personnel will be required to operate this facility.</p> <p>9. <u>Siting of the Project</u>: The facility will be located in the Industrial Area of Hadnot Point, in keeping with the Camp Lejeune Master Plan. See enclosure (1).</p> <p>10. <u>Other Graphic Presentations, including Photographs</u>: None</p> <p>11. <u>Economic Analysis</u>: No analysis has been made. The proposed facility is deemed to be the logical method available to meet requirements.</p> <p>12. <u>Environmental Impact</u>: An environmental impact assessment of the area has been made and it has been determined that this project will have neither a significant impact on the environment nor is it highly controversial.</p>		



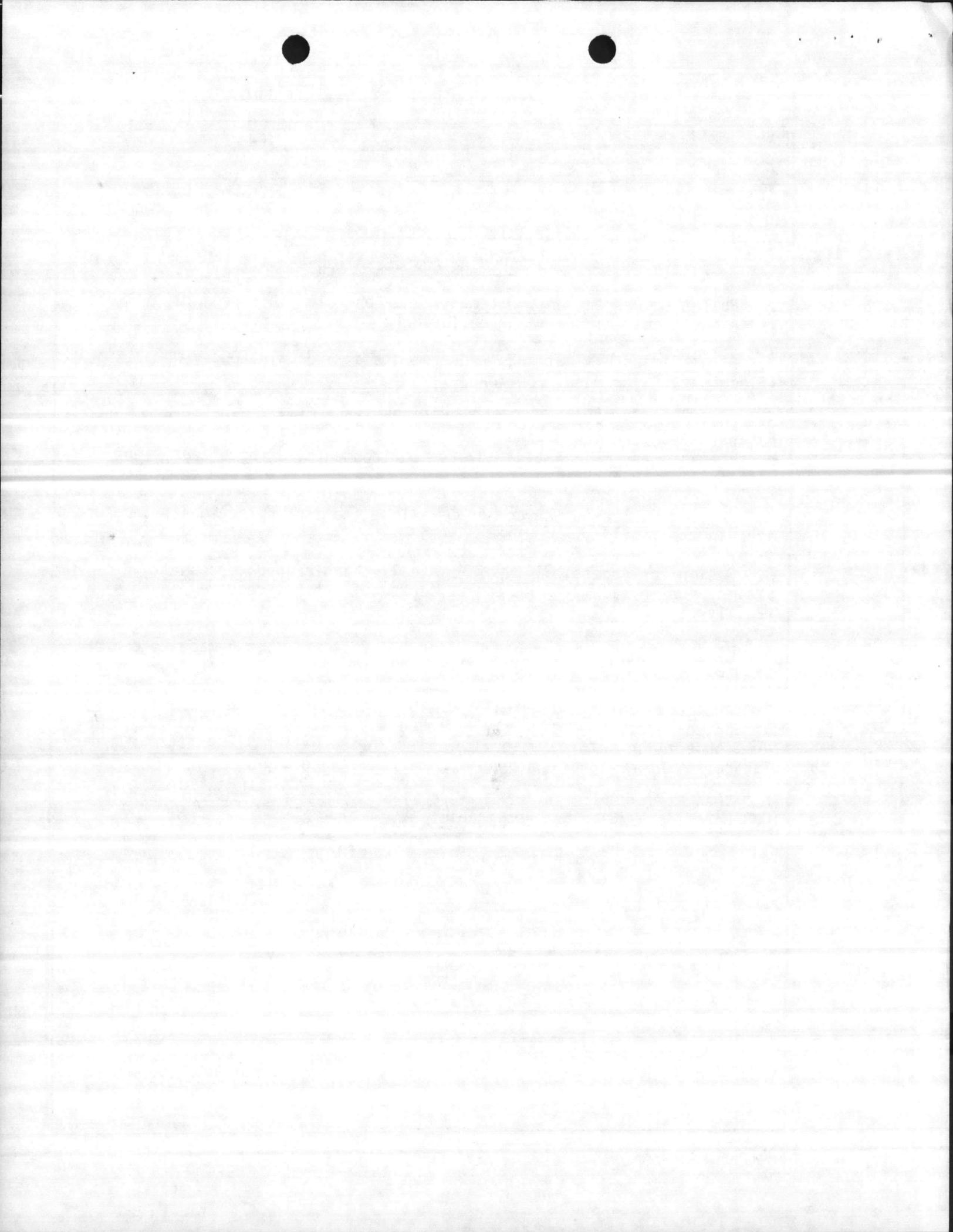
1. COMPONENT NAVY		FY 1985 MILITARY CONSTRUCTION PROJECT DATA			2. DATE 28 MAY 1981	
3. INSTALLATION AND LOCATION MARINE CORPS BASE CAMP LEJEUNE, NORTH CAROLINA 28542				4. PROJECT TITLE COLD STORAGE PLANT		
5. PROGRAM ELEMENT		6. CATEGORY CODE 431-10	7. PROJECT NUMBER P-786		8. PROJECT COST (\$000) \$5,700	
9. COST ESTIMATES						
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)	
COLD STORAGE PLANT		SF	45,647	100.76	4,599	
BUILDING		SF	45,647	90.51	(4,132)	
BUILT-IN EQUIPMENT		LS	-	-	(467)	
SUPPORTING FACILITIES		LS	-	-	588	
SPECIAL CONSTRUCTION FEATURES		LS	-	-	(119)	
UTILITIES		LS	-	-	(212)	
PAVEMENTS AND SITE IMPROVEMENTS		LS	-	-	(257)	
SUBTOTAL					5,187	
CONTINGENCY - 5%					259	
TOTAL CONTRACT COST					5,446	
SUPERVISION, INSPECTION, & OVERHEAD - 5.5%					300	
TOTAL REQUEST					5,746	
TOTAL REQUEST (ROUNDED)					5,700	
EQUIPMENT PROVIDED FROM OTHER APPROPRIATIONS					-	
10. DESCRIPTION OF PROPOSED CONSTRUCTION Construct a cold storage facility. Building: structural steel frame with combination insulated walls of concrete, brick, and prefabricated panels; insulated concrete floor slab. Compressors, condensers, piping and associated refrigeration equipment and controls for cold storage rooms.						
11. REQUIREMENTS: 45,647 SF ADEQUATE: 0 SF INADEQUATE: 41,879 SF Project: Construct a cold storage facility. Requirement: Provide a cold storage facility with sufficient capacity to provide storage for incoming shipments of perishable foods. Current Situation: The existing cold storage facility, Building 1300, was constructed in 1942. Electrical switchgear and compressors in the building are original equipment which is obsolete. Replacement/repair parts are generally unavailable, and many parts that are available have to be fabricated on an individual basis. The entire internal wiring system in the building is in need of replacement due to extreme deterioration with age. The foundation and floor has shifted in many places due to failure of floor insulation and subsequent freezing and expansion of the earth below the floor. Electric floor heaters have been installed to stabilize the floor and foundation. Due to the lack of refrigeration capacity, many rooms cannot be cooled to temperatures required for storage of prepackaged foods. Many pallets of food have had to be disposed of after thawing occurs while in storage. Restricted door openings in the plant prevent the handling of pallets of food with forklifts. (continued on next page)						
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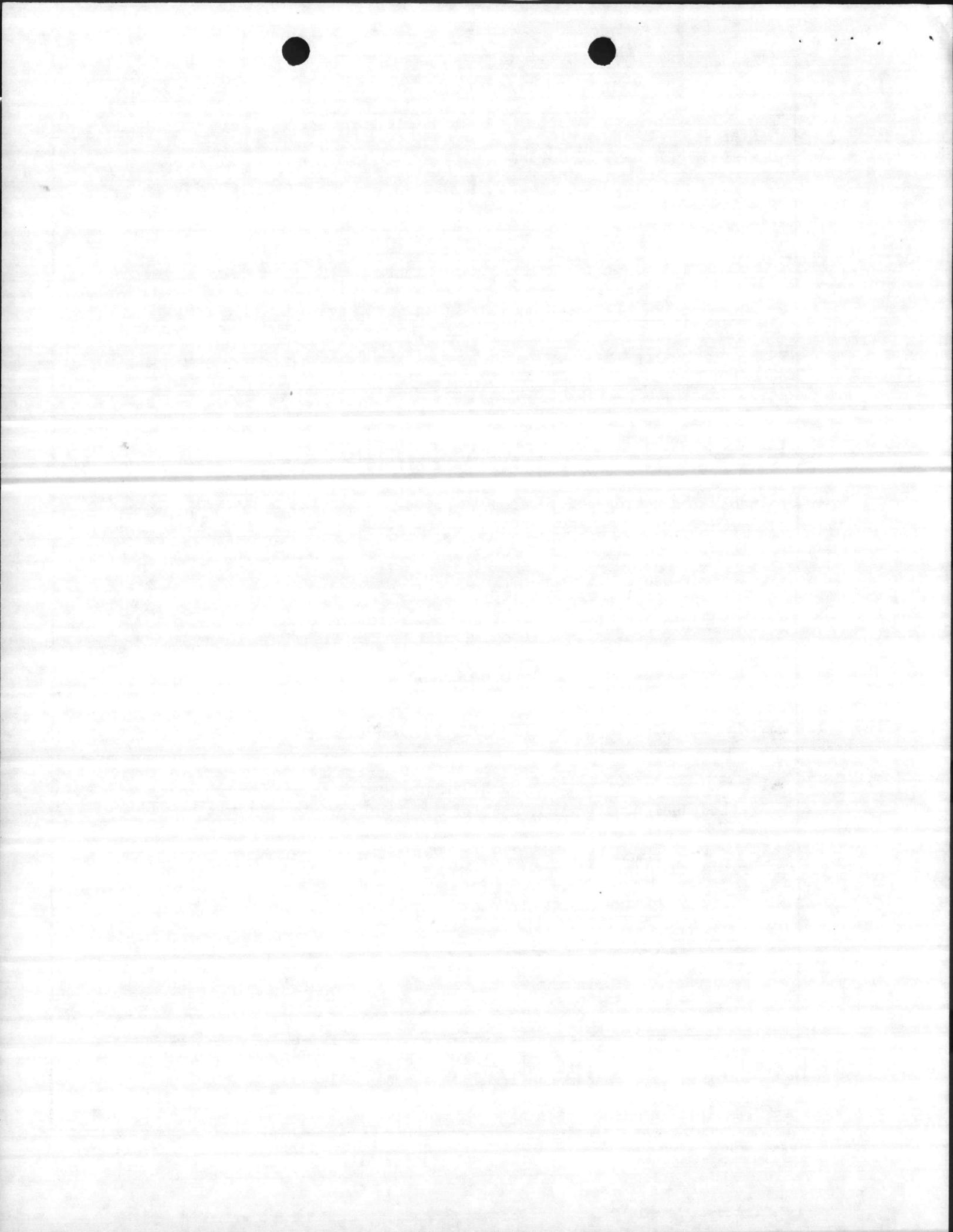
1. COMPONENT NAVY	FY 19 <u>85</u> MILITARY CONSTRUCTION PROJECT DATA	2. DATE 28 MAY 1981
3. INSTALLATION AND LOCATION MARINE CORPS BASE, CAMP LEJEUNE, NORTH CAROLINA 28542		
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<p>Impact If Not Provided: Loss of food due to improper storage temperatures will continue. The potential for equipment failure will continue to increase, with eventual total shutdown of the plant and subsequent loss of many thousands of dollars worth of food likely. Difficulty in handling of food due to antiquated facilities will continue.</p>		



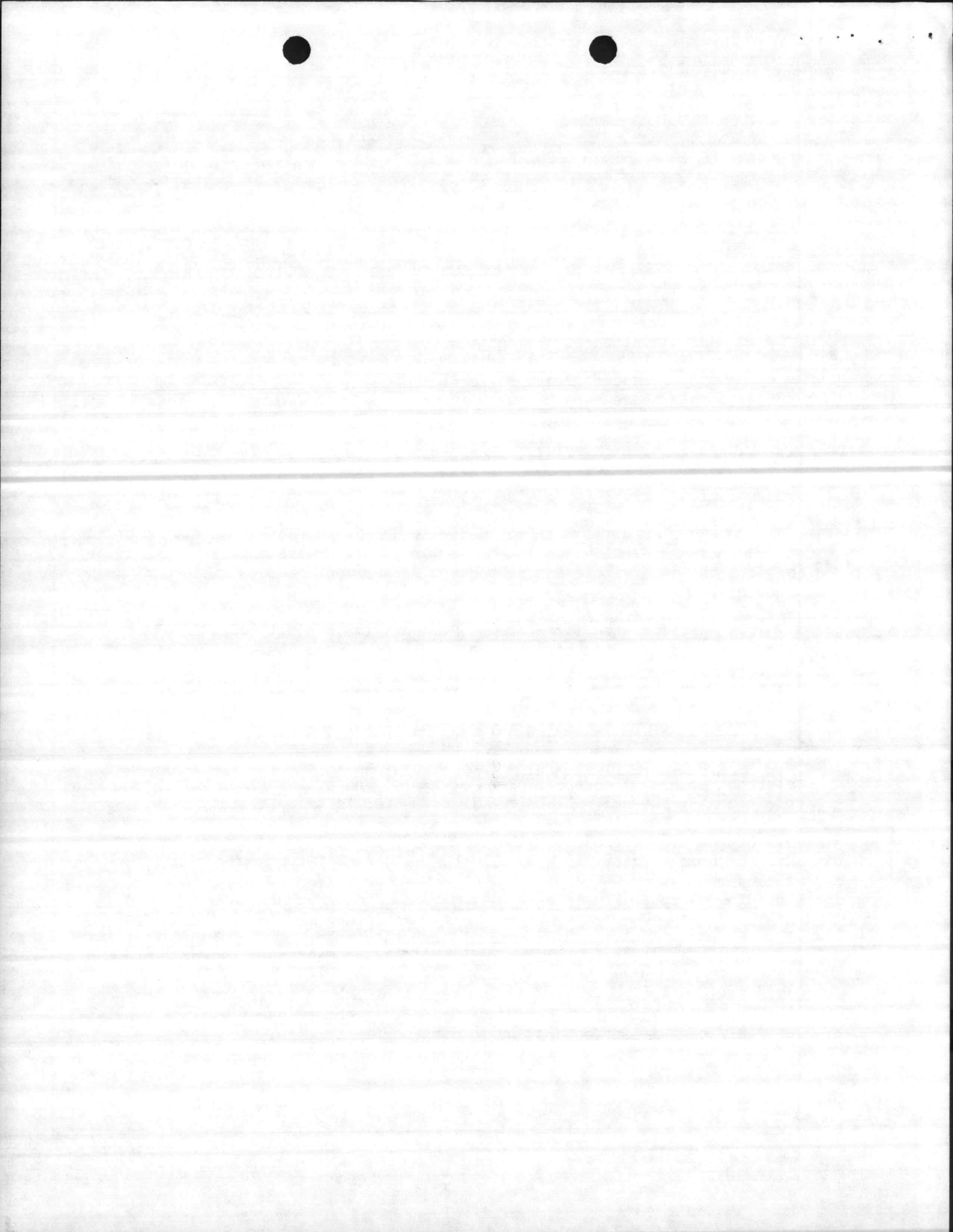
1. COMPONENT NAVY	FY 19 ⁸⁵ MILITARY CONSTRUCTION PROJECT DATA	2. DATE 28 MAY 1981
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4. PROJECT TITLE COLD STORAGE PLANT	5. PROJECT NUMBER P-786	
<p style="text-align: center;"><u>SPECIAL CONSIDERATIONS</u></p> <ol style="list-style-type: none"> 1. <u>Pollution Prevention, Abatement, and Control</u>: This project will not cause additional air or water pollution. 2. <u>Flood Hazard Evaluation</u>: Requirements of Executive Order No. 11296 (Flood Hazards) are not applicable. 3. <u>Environmental Impact</u>: The project Environmental Impact Assessment has been made, reviewed, and where required, the design concepts give consideration to eliminating adverse environmental effects consistent with applicable directives. 4. <u>Fallout Shelter Construction</u>: Fallout shelter protection is incorporated in the facility. 5. <u>Design for Accessibility of Physically Handicapped Personnel</u>: Provisions for physically handicapped personnel are not required in this facility. 6. <u>Use of Air Conditioning</u>: Ceiling "U" factors will be made to conform with DOD 4270.1-M. 7. <u>Preservation of Historical Sites and Structures</u>: The project facility does not directly or indirectly affect a district, site, building, structure, object, or setting which is listed in the National Register or otherwise possesses a significant quality of American history. 8. <u>"New Start" Criteria for Commercial or Industrial Activities Program (OMB Circular A-76)</u>: Not applicable. 		

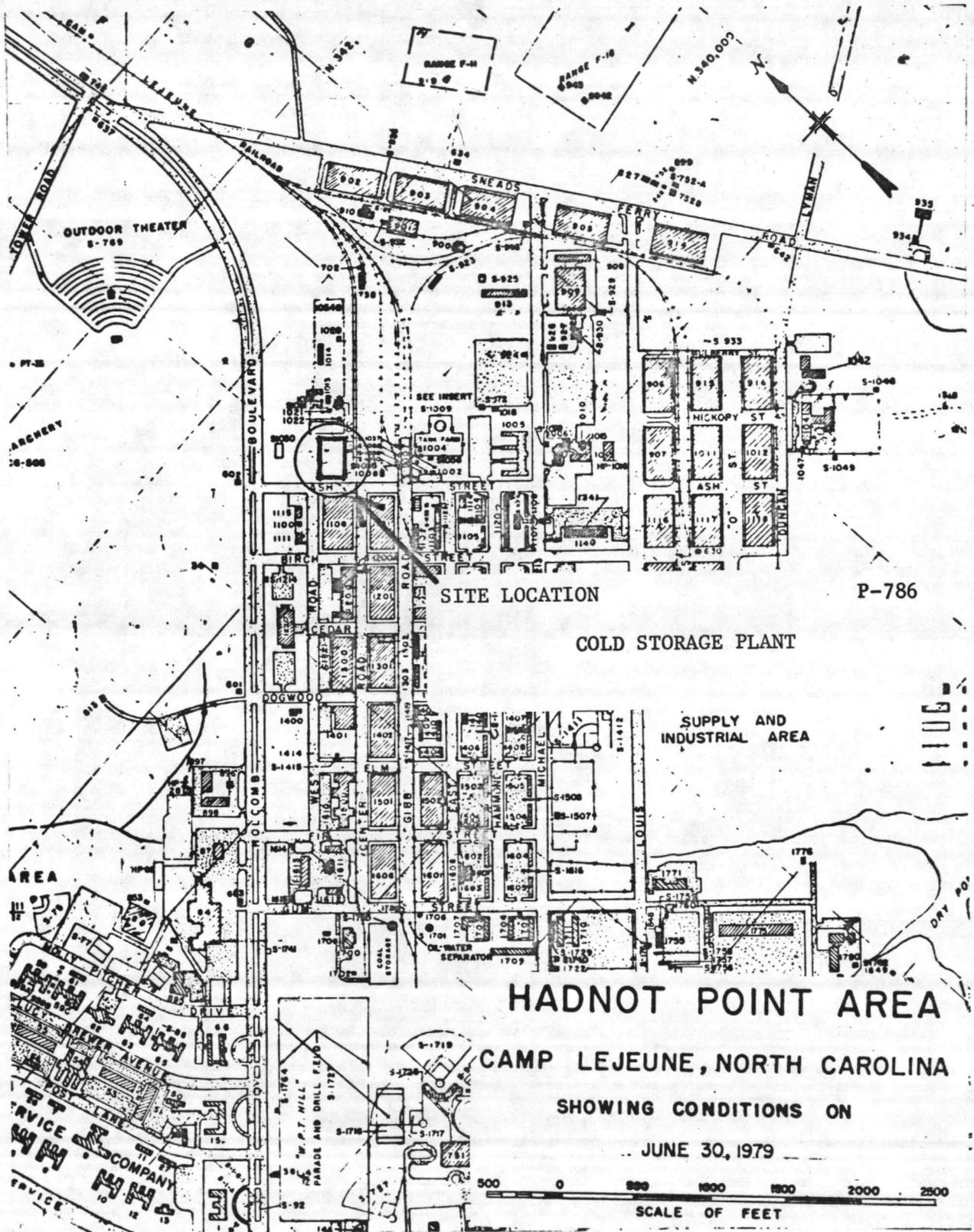


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<p style="text-align: center;"><u>FACILITY STUDY</u></p> <p>1. <u>Project</u>: Provide a cold storage plant.</p> <p>2. <u>Current and Planned Future Workload with Regard to this Project</u>: The percentage of usage for this facility is 100 percent of the time and the need is indefinite.</p> <p>3. <u>Description of Proposed Construction</u>:</p> <p style="padding-left: 20px;">a. <u>Type of Construction</u>:</p> <p style="padding-left: 40px;">(1) Permanent cold storage facility of structural steel frame, insulated floors, walls, ceilings of brick, concrete, and prefabricated panels suitable for storage of perishable foods. Utilities connected, including water, sewage, steam and electrical distribution.</p> <p style="padding-left: 40px;">(2) Rigid and flexible pavements, security fencing and lighting, site improvements, etc.</p> <p style="padding-left: 20px;">b. <u>Replacement</u>: This project constitutes replacement of Bldg. 1300, an existing inadequate facility which will be demolished upon completion.</p> <p style="padding-left: 20px;">c. <u>Description of Work to be Done</u>.</p> <p style="padding-left: 40px;">(1) <u>Primary Facility</u>: Modular steel frame, reinforced concrete, brick, and prefabricated panels. Pile type foundation.</p> <p style="padding-left: 60px;">(a) <u>Support Facilities</u>: Compressors, condensers, associated refrigeration equipment, pavements, electrical switchgear and wiring, security fencing, lighting, utilities, site improvement, etc.</p> <p style="padding-left: 40px;">(2) <u>Energy Conservation</u>: Energy efficient equipment and building materials will be utilized.</p> <p style="padding-left: 40px;">(3) <u>Collateral Equipment</u>:</p> <p style="padding-left: 60px;">(a) <u>Built-in</u>:</p> <p style="padding-left: 80px;">*Drinking water coolers</p> <p style="padding-left: 80px;">*Lockers</p> <p style="padding-left: 80px;">*Compressed air system</p> <p style="padding-left: 80px;">*Telephone, fire alarm, and intercom systems.</p> <p style="padding-left: 80px;">*Electrical extension cord reel</p> <p style="padding-left: 80px;">*Water hose reel w/hose control valve and hose stop</p> <p>*Equipment with associated installation cost.</p>		



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3. INSTALLATION AND LOCATION MARINE CORPS BASE CAMP LEJEUNE, NORTH CAROLINA 28542		
4. PROJECT TITLE COLD STORAGE PLANT	5. PROJECT NUMBER P-786	
<p>4. <u>Cost Estimate</u>: Area cost factor for Camp Lejeune, N.C. is 0.95. Cost data derived from the Military Construction Cost Review Guide, FY-82 (DOD 4270.1-CG), and escalated to FY-82 to provide for this proposed facility.</p> <p>5. <u>Justification for Project and for Scope of Project</u>:</p> <p>a. <u>Justification for Project</u>:</p> <p>(1) <u>Project</u>: Proposed facility is required to provide the Base with adequate cold storage facilities.</p> <p>(2) <u>Current Situation</u>: Cold storage facilities adequate to meet requirements are not available. Existing plant equipment is obsolete with deteriorating equipment, and building structure. High energy loss is occurring because of deterioration of insulation.</p> <p>(3) <u>Impact If Not Provided</u>: Cold storage facilities will continue to be inadequate, with continued loss of food from thawing. Potential for major equipment failure and subsequent extensive food loss will continue to increase.</p> <p>b. <u>Justification for Scope of Project</u>: The project scope is the minimum size facility that can meet the deficiency requirements.</p> <p>6. <u>Equipment Provided from Other Appropriations</u>: Not applicable.</p> <p>7. <u>Common Support Facilities</u>: Not applicable.</p> <p>8. <u>Effect on Other Resources</u>: The project will require less electricity to operate because of more efficient equipment and building design. No additional personnel will be required to operate this facility.</p> <p>9. <u>Siting of the Project</u>: The facility will be located in the Industrial Area of Hadnot Point, in keeping with the Camp Lejeune Master Plan. See enclosure (1).</p> <p>10. <u>Other Graphic Presentations, including Photographs</u>: None</p> <p>11. <u>Economic Analysis</u>: No analysis has been made. The proposed facility is deemed to be the logical method available to meet requirements.</p> <p>12. <u>Environmental Impact</u>: An environmental impact assessment of the area has been made and it has been determined that this project will have neither a significant impact on the environment nor is it highly controversial.</p>		





SITE LOCATION

P-786

COLD STORAGE PLANT

SUPPLY AND INDUSTRIAL AREA

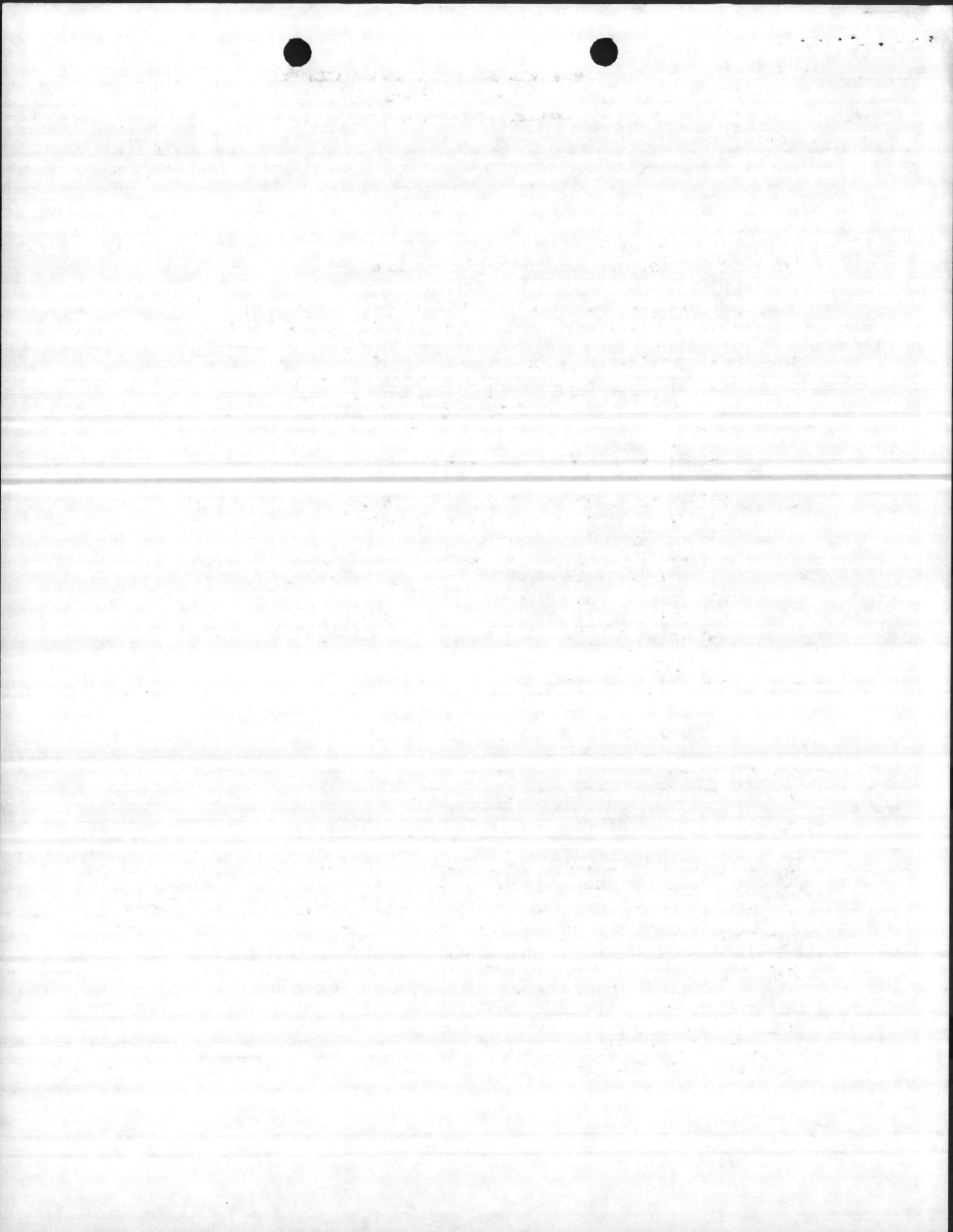
HADNOT POINT AREA

CAMP LEJEUNE, NORTH CAROLINA

SHOWING CONDITIONS ON

JUNE 30, 1979

500 0 500 1000 1500 2000 2500
SCALE OF FEET





UNITED STATES MARINE CORPS
MARINE CORPS BASE
CAMP LEJEUNE, NORTH CAROLINA 28542

IN REPLY REFER TO
PWO:408:EGJ:bb
11000

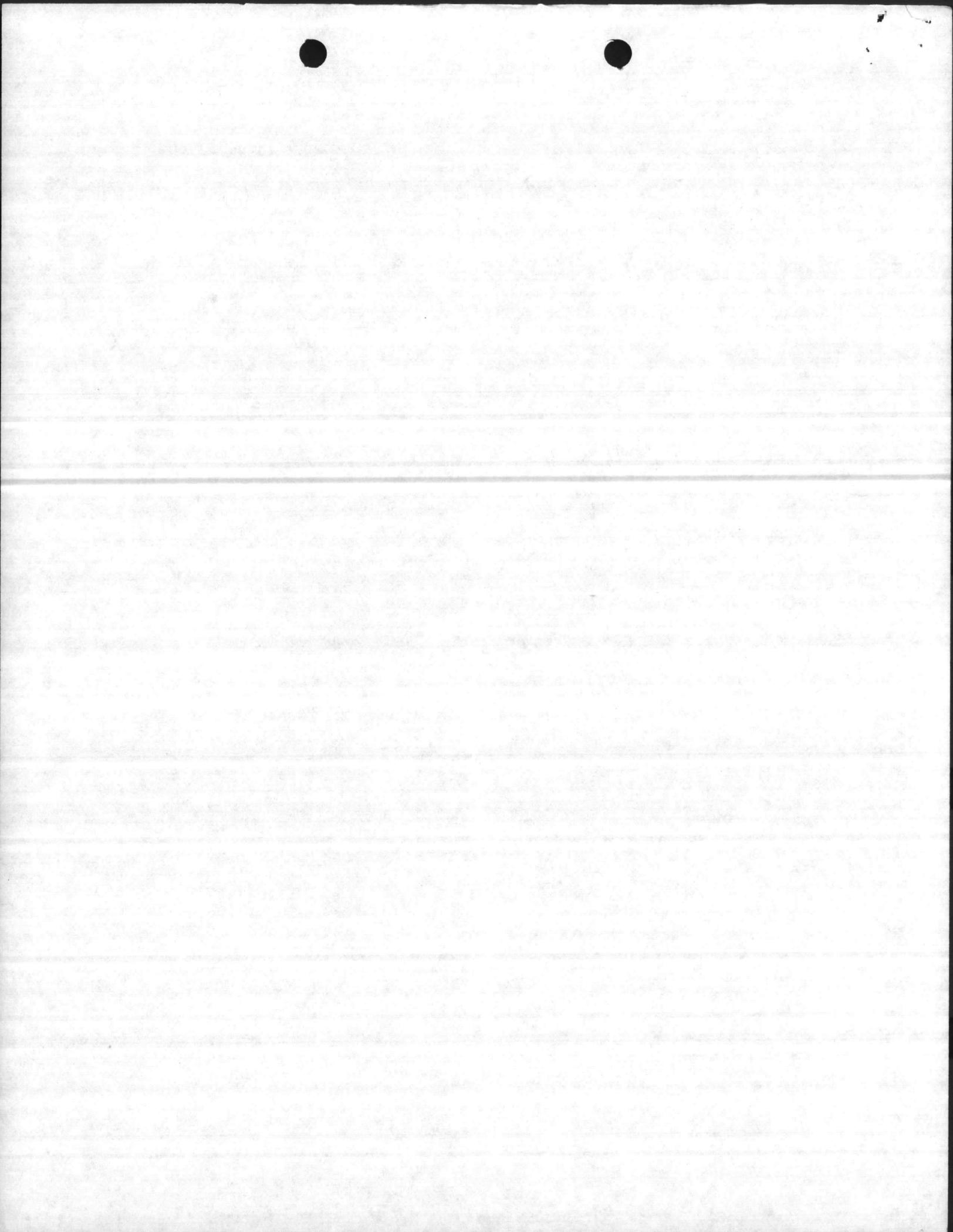
29 JUL 1980

From: Commanding General
To: Commandant of the Marine Corps (Code LFF-1)
Subj: Military Construction Program for Marine Corps Base, Camp Lejeune,
North Carolina, FY 1983 through FY 1987; submission of

Ref: (a) CMC ltr LFF-1-LAW-tjw 11000/CLNC of 29 Feb 1980
(b) CG MCB ltr PWO:408:CWB:sh 11000 of 20 Mar 1980
(c) CG MCB ltr PWO:408:CWB:bb 11000 of 30 May 1980
(d) MCON Cost Review Guide, Fiscal Year 1982 (DOD 4270.1-CG) of
Apr 1980
(e) CMC msg 011428Z OCT 1979

Encl: (1) Comments on the Camp Lejeune FY 1983/1985 MCON Program
(2) NAVMC Form 10956, FY 1983 through FY 1987 MCON Program (7
sheets) of 1 Aug 1980
(3) FY 1983 MCON Program consisting of DD Forms 1391 of 1 Aug 1980
with Facility Studies (and photographs, where applicable)
(4) FY 1984 MCON Program consisting of DD Forms 1391 of 1 Aug 1980
with Facility Studies (and photographs, where applicable)
(5) FY 1985 MCON Program consisting of DD Forms 1391 of 1 Aug 1980
with Facility Studies
(6) FY 1986 MCON Program consisting of DD Forms 1391 of 1 Aug 1980
with Facility Studies
(7) FY 1987 MCON Program consisting of DD Forms 1391 of 1 Aug 1980
with Facility Studies

1. Reference (a) provides detailed guidance and submission dates for various Marine Corps construction programs. This submission, enclosures (1) through (7), responds to the direction of reference (a) for the Camp Lejeune Five-Year Military Construction Program, FY 1983 through FY 1987.
2. Enclosure (2) reflects 39 projects at a total cost of \$151.6 million dollars, with an average annual cost of \$30.3 million dollars, just slightly above the FY 1979 level of funding for construction at Camp Lejeune. Twenty-six of these projects will provide modern maintenance facilities for Fleet Marine Force combat, combat support, and combat service support battalions. Maintenance facilities funded in the last portion of this submission will be occupied in the year 1988, nearly 50 years since ground was broken at Camp Lejeune. Priorities continue as in the past, with emphasis on barracks and shops. Our goal is to complete the barracks modernization program and to provide adequate organizational maintenance facilities for tenant Fleet Marine Force units by the year 1990.

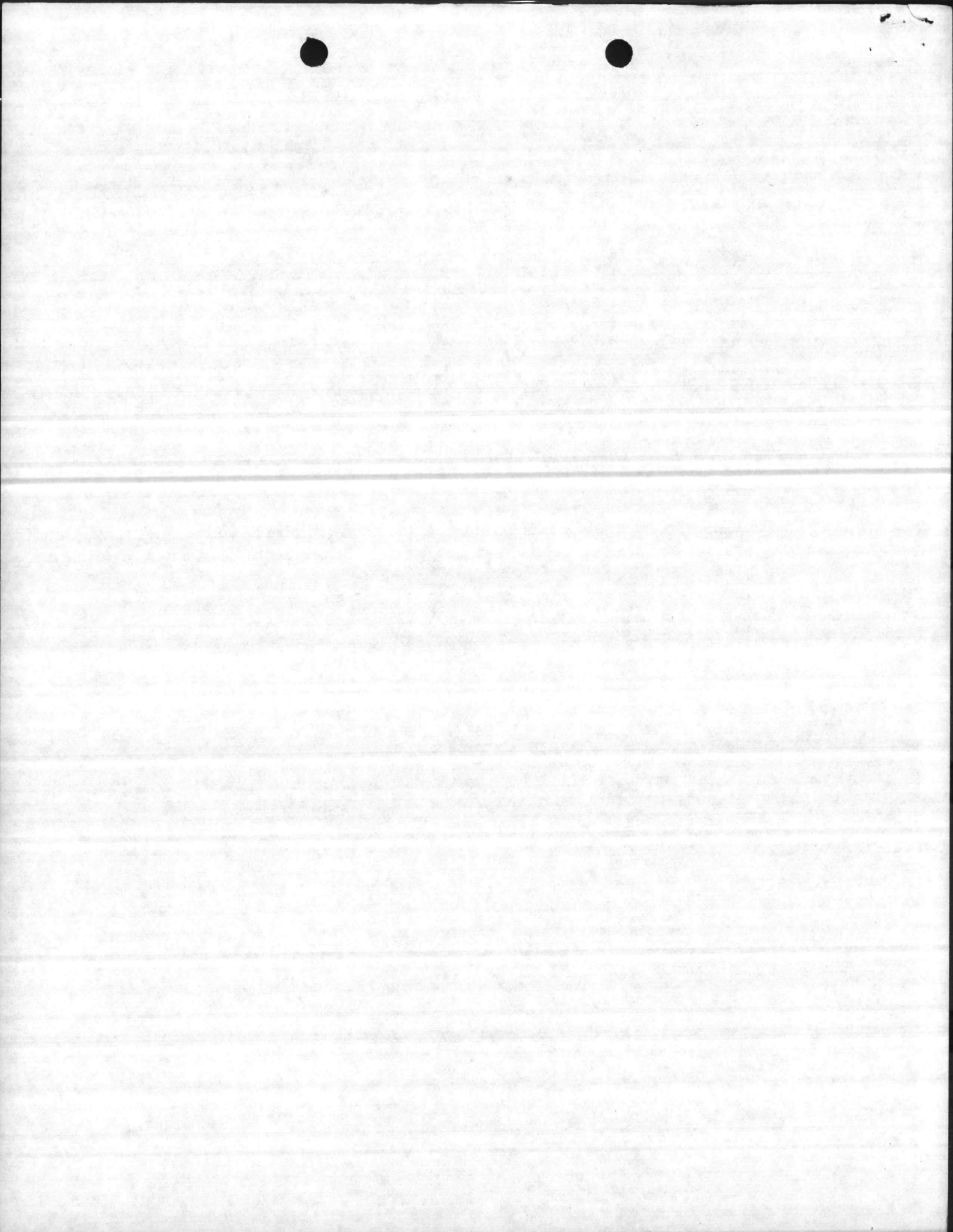


3. This correspondence satisfies the requirements of reference (a) for all military construction project submissions for Camp Lejeune. Response for other programs will be provided by separate correspondence.

D. B. BARKER

Copy to: (w/encls)
LANTNAVFACENGCOM (09A21E)
CG, 2d MARDIV
CG, 2d FSŞG (REIN)

Blind copy to: (w/encls)
AC/S, Facilities
BMO



1. COMPONENT NAVY	FY 1985 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 1 AUG 1980
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3. INSTALLATION AND LOCATION MARINE CORPS BASE CAMP LEJEUNE, NORTH CAROLINA 28542	4. PROJECT TITLE COLD STORAGE PLANT
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5. PROGRAM ELEMENT	6. CATEGORY CODE 431-10	7. PROJECT NUMBER P-786	8. PROJECT COST (\$000) \$4,000
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9. COST ESTIMATES

ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)
COLD STORAGE PLANT	SF	36,096	100.76	3,637
BUILDING	SF	36,096	90.51	(3,267)
BUILT-IN EQUIPMENT	LS	-	-	(370)
SUPPORTING FACILITIES	LS	-	-	465
SPECIAL CONSTRUCTION FEATURES	LS	-	-	(94)
UTILITIES	LS	-	-	(168)
PAVEMENTS AND SITE IMPROVEMENTS	LS	-	-	(203)
SUBTOTAL				4,102
CONTINGENCY - 5%				205
TOTAL CONTRACT COST				4,307
SUPERVISION, INSPECTION, & OVERHEAD - 5.5%				237
TOTAL REQUEST				4,544
TOTAL REQUEST (ROUNDED)				4,500
EQUIPMENT PROVIDED FROM OTHER APPROPRIATIONS				-

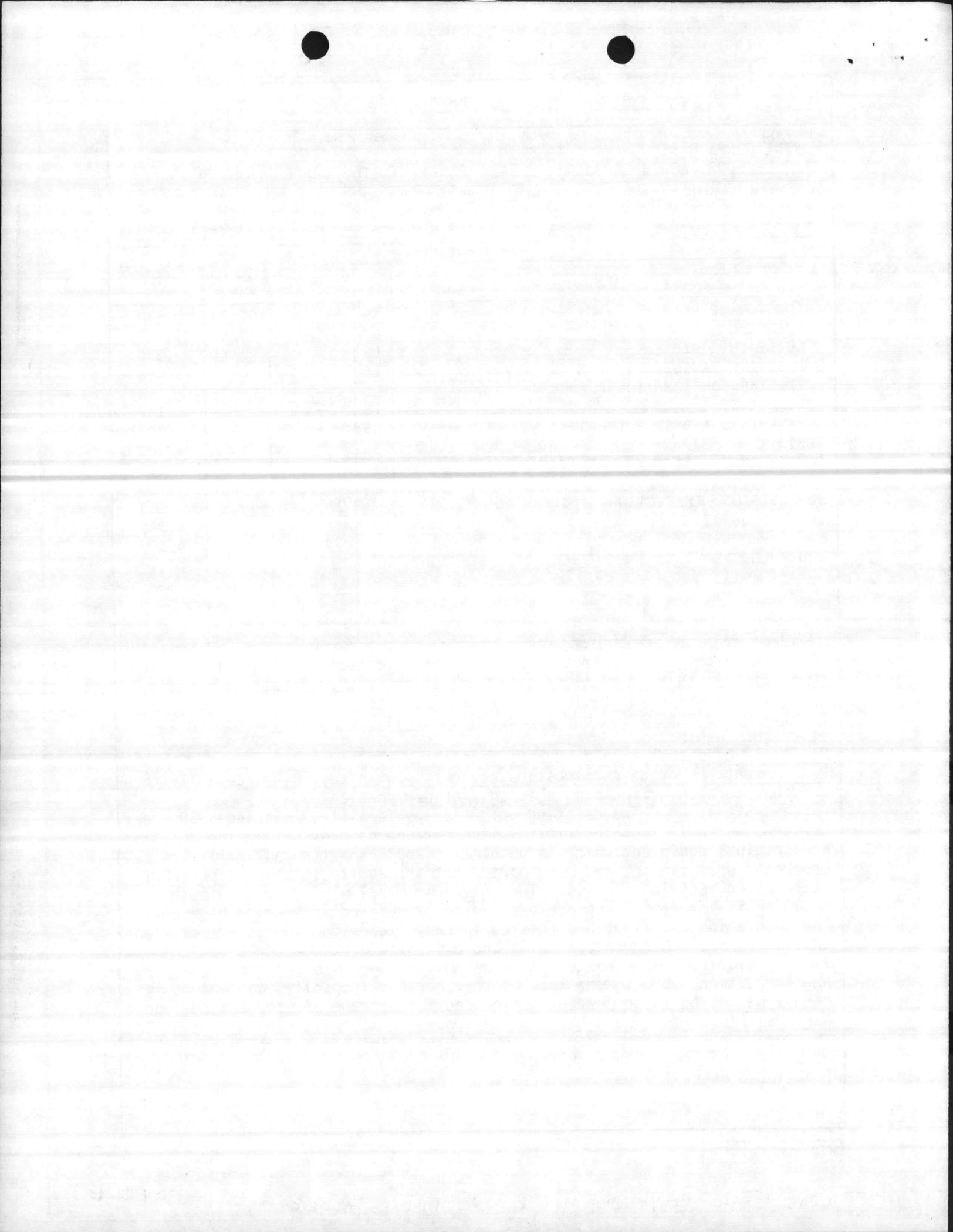
10. DESCRIPTION OF PROPOSED CONSTRUCTION
Construct a cold storage facility. Building: structural steel frame with combination insulated walls of concrete, brick, and prefabricated panels; insulated concrete floor slab. Compressors, condensers, piping and associated refrigeration equipment and controls for cold storage rooms.

11. REQUIREMENTS:
Project: Construct a cold storage facility.
Requirement: Provide a cold storage facility with sufficient capacity to provide storage for incoming shipments of perishable foods.
Current Situation: The existing cold storage facility, Building 1300, was constructed in 1942. Electrical switchgear and compressors in the building are original equipment which is obsolete. Replacement/repair parts are generally unavailable, and many parts that are available have to be fabricated on an individual basis. The entire internal wiring system in the building is in need of replacement due to extreme deterioration with age. The foundation and floor has shifted in many places due to failure of floor insulation and subsequent freezing and expansion of the earth below the floor. Electric floor heaters have been installed to stabilize the floor and foundation. Due to the lack of refrigeration capacity, many rooms cannot be cooled to temperatures required for storage of prepackaged foods. Many pallets of food have had to be disposed of after thawing occurs while in storage. Restricted door openings in the plant prevent the handling of pallets of food with forklifts.
 (continued on next page)

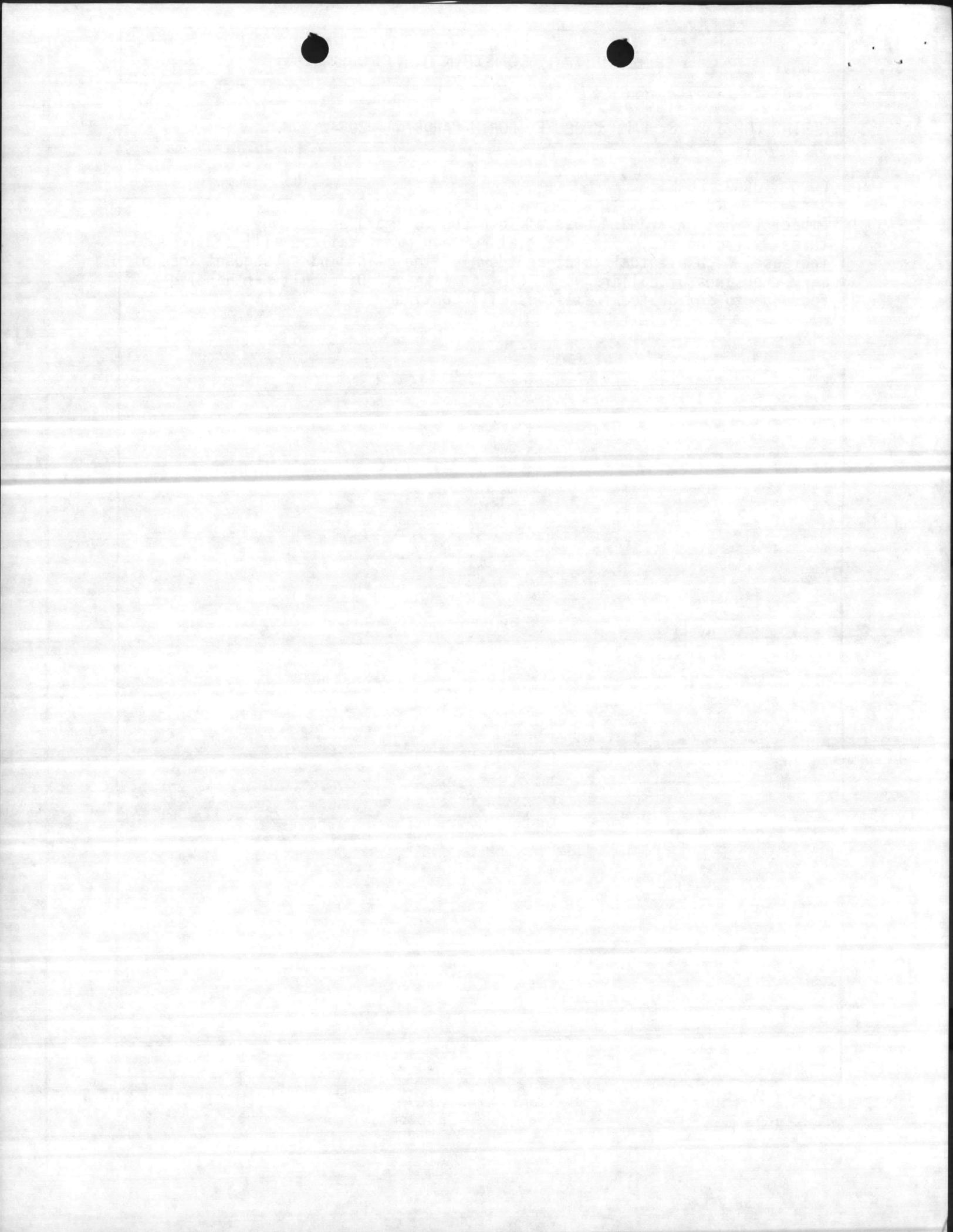
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OFFICIAL FILE COPY - DO NOT REMOVE FROM FOLDER

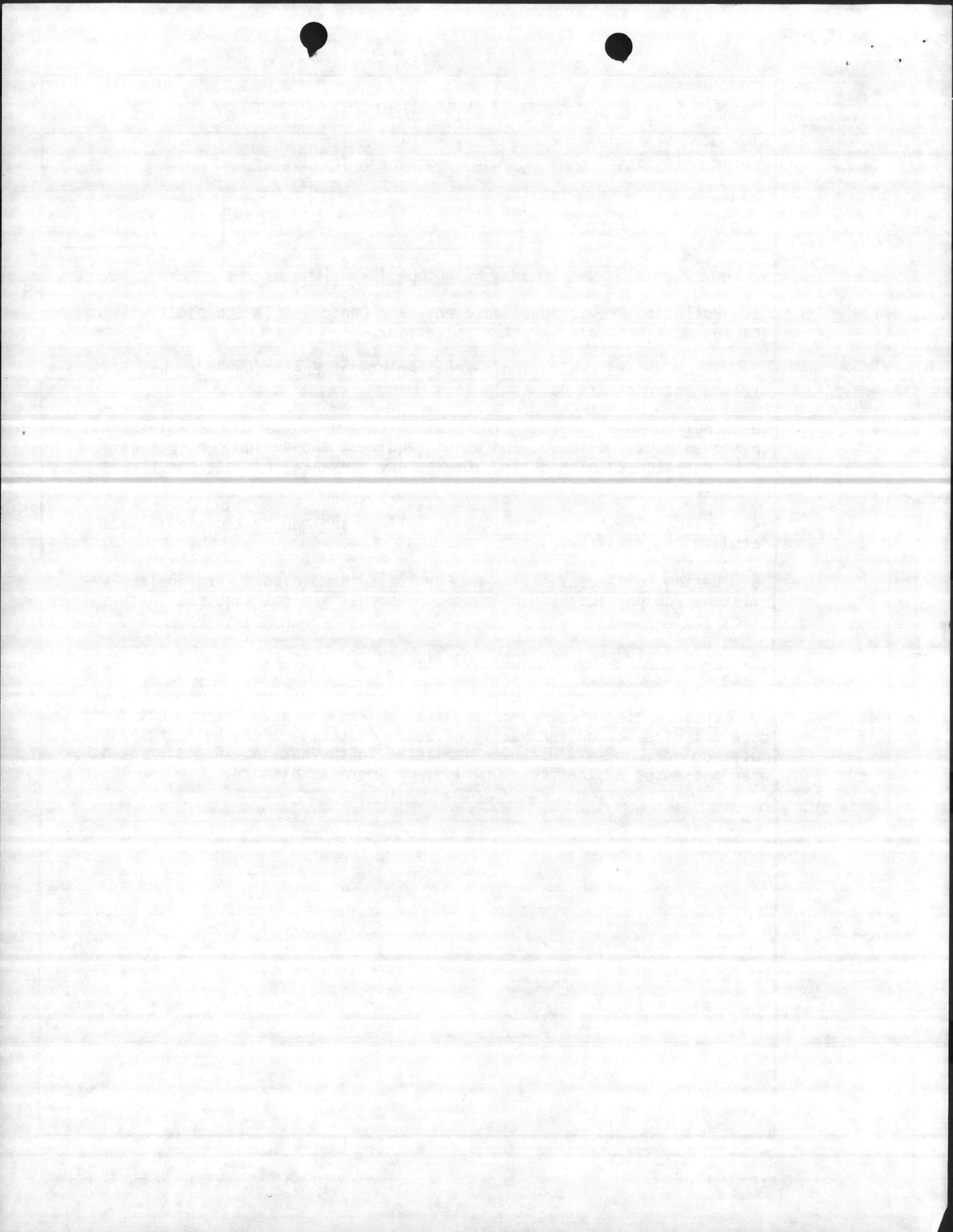
ENCL (5)



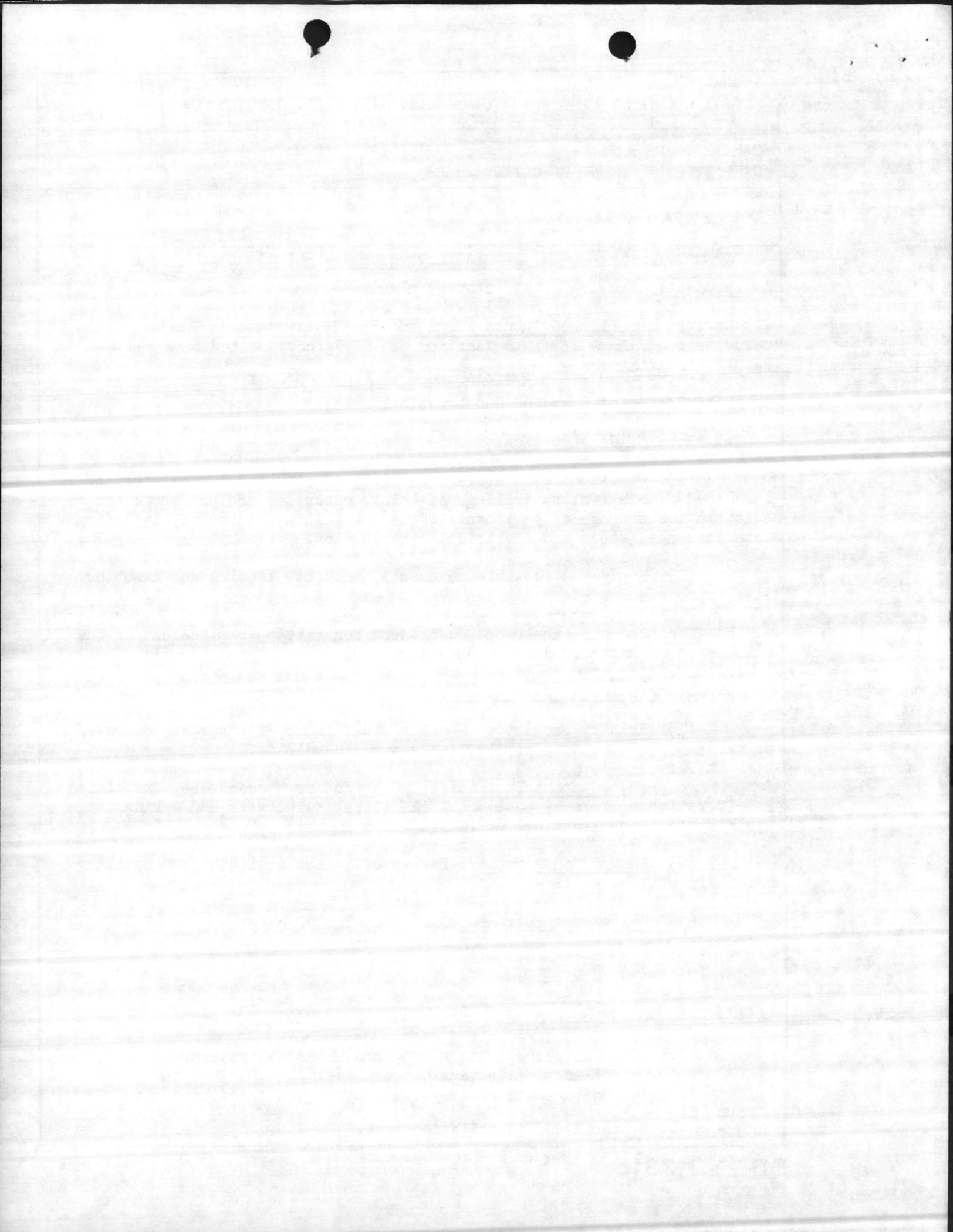
1. COMPONENT NAVY	FY 19 85 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 1 AUG 1980
3. INSTALLATION AND LOCATION MARINE CORPS BASE, CAMP LEJEUNE, NORTH CAROLINA 28542		
4. PROJECT TITLE COLD STORAGE PLANT	5. PROJECT NUMBER P-786	
<p>Impact If Not Provided: Loss of food due to improper storage temperatures will continue. The potential for equipment failure will continue to increase, with eventual total shutdown of the plant and subsequent loss of many thousands of dollars worth of food likely. Difficulty in handling of food due to antiquated facilities will continue.</p>		



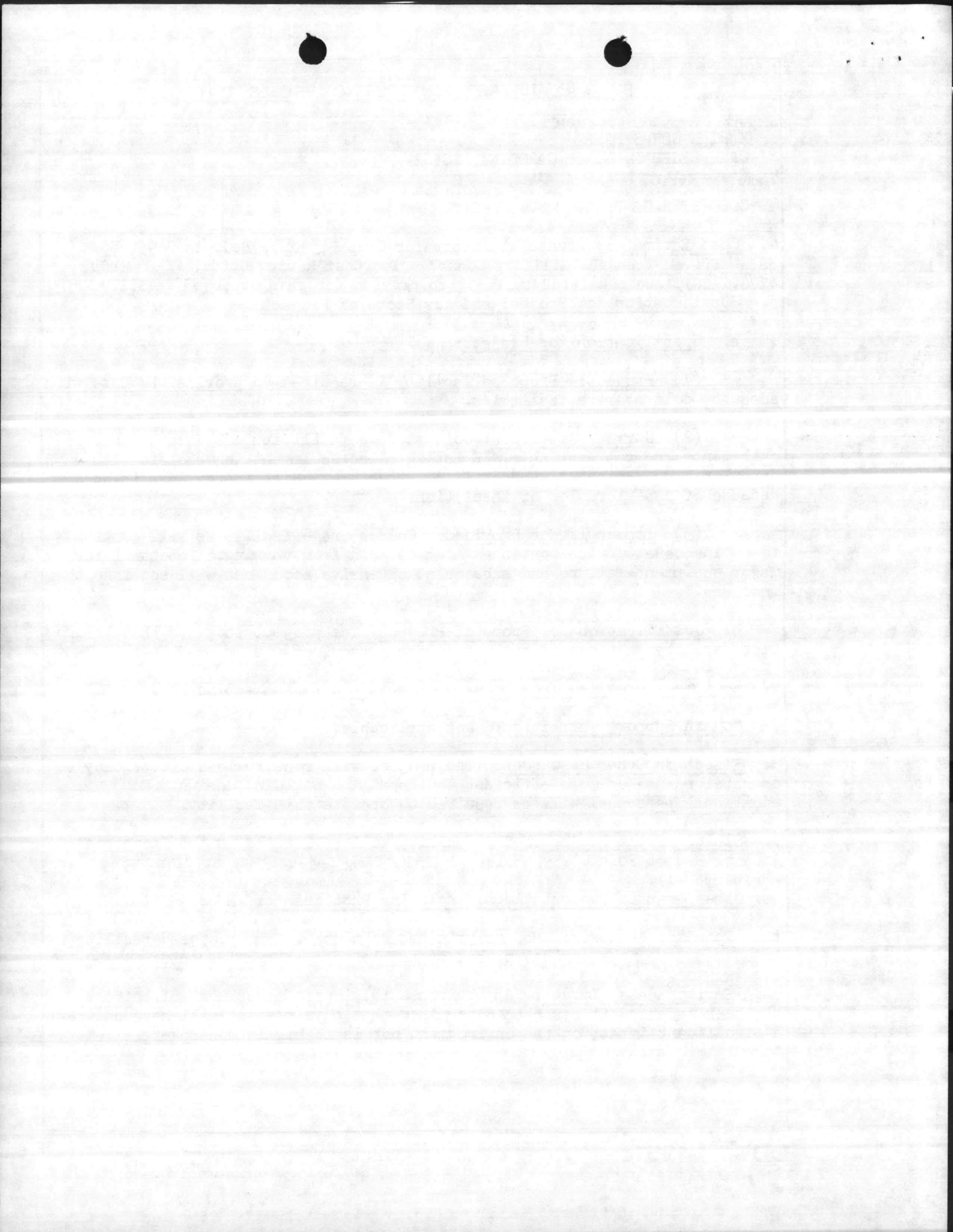
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3. INSTALLATION AND LOCATION MARINE CORPS BASE, CAMP LEJEUNE, NORTH CAROLINA 28542		
4. PROJECT TITLE COLD STORAGE PLANT	5. PROJECT NUMBER P-786	
<p style="text-align: center;"><u>SPECIAL CONSIDERATIONS</u></p> <ol style="list-style-type: none"> 1. <u>Pollution Prevention, Abatement, and Control</u>: This project will not cause additional air or water pollution. 2. <u>Flood Hazard Evaluation</u>: Requirements of Executive Order No. 11296 (Flood Hazards) are not applicable. 3. <u>Environmental Impact</u>: The project Environmental Impact Assessment has been made, reviewed, and where required, the design concepts give consideration to eliminating adverse environmental effects consistent with applicable directives. 4. <u>Fallout Shelter Construction</u>: Fallout shelter protection is incorporated in the facility. 5. <u>Design for Accessibility of Physically Handicapped Personnel</u>: Provisions for physically handicapped personnel are not required in this facility. 6. <u>Use of Air Conditioning</u>: Ceiling "U" factors will be made to conform with DOD 4270.1-M. 7. <u>Preservation of Historical Sites and Structures</u>: The project facility does not directly or indirectly affect a district, site, building, structure, object, or setting which is listed in the National Register or otherwise possesses a significant quality of American history. 		

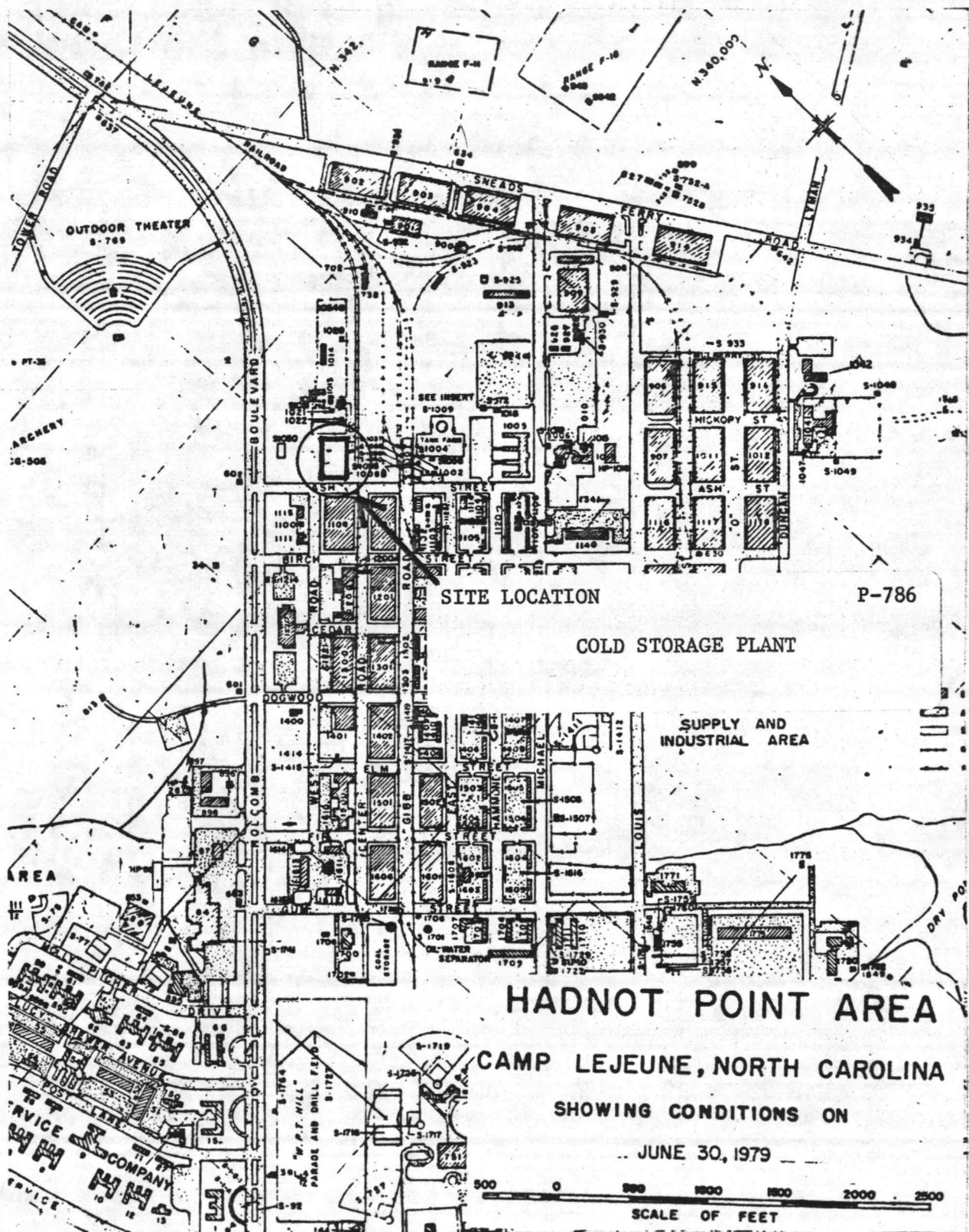


1. COMPONENT NAVY	FY 1985 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 1 AUG 1980
3. INSTALLATION AND LOCATION MARINE CORPS BASE CAMP LEJEUNE, NORTH CAROLINA 28542		
4. PROJECT TITLE COLD STORAGE PLANT	5. PROJECT NUMBER P-786	
<p style="text-align: center;"><u>FACILITY STUDY</u></p> <p>1. <u>Project</u>: Provide a cold storage plant.</p> <p>2. <u>Current and Planned Future Workload with Regard to this Project</u>: The percentage of usage for this facility is 100 percent of the time and the need is indefinite.</p> <p>3. <u>Description of Proposed Construction</u>:</p> <p style="padding-left: 2em;">a. <u>Type of Construction</u>:</p> <p style="padding-left: 4em;">(1) Permanent cold storage facility of structural steel frame, insulated floors, walls, ceilings of brick, concrete, and prefabricated panels suitable for storage of perishable foods. Utilities connected, including water, sewage, steam and electrical distribution.</p> <p style="padding-left: 4em;">(2) Rigid and flexible pavements, security fencing and lighting, site improvements, etc.</p> <p style="padding-left: 2em;">b. <u>Replacement</u>: The proposed project constitutes replacement of the existing substandard and inadequate facility.</p> <p style="padding-left: 2em;">c. <u>Description of Work to be Done</u>.</p> <p style="padding-left: 4em;">(1) <u>Primary Facility</u>: Modular steel frame, reinforced concrete, brick, and prefabricated panels. Pile type foundation.</p> <p style="padding-left: 6em;">(a) <u>Support Facilities</u>: Compressors, condensers, associated refrigeration equipment, pavements, electrical switchgear and wiring, security fencing, lighting, utilities, site improvement, etc.</p> <p style="padding-left: 4em;">(2) <u>Energy Conservation</u>: Energy efficient equipment and building materials will be utilized.</p> <p style="padding-left: 4em;">(3) <u>Collateral Equipment</u>:</p> <p style="padding-left: 6em;">(a) <u>Built-in</u>:</p> <p style="padding-left: 8em;">*Drinking water coolers</p> <p style="padding-left: 8em;">*Lockers</p> <p style="padding-left: 8em;">*Compressed air system</p> <p style="padding-left: 8em;">*Telephone, fire alarm, and intercom systems.</p> <p style="padding-left: 8em;">*Electrical extension cord reel</p> <p style="padding-left: 8em;">*Water hose reel w/hose control valve and hose stop</p> <p>*Equipment with associated installation cost.</p>		



1. COMPONENT NAVY	FY 19 <u>85</u> MILITARY CONSTRUCTION PROJECT DATA	2. DATE 1 AUG 1980
3. INSTALLATION AND LOCATION MARINE CORPS BASE CAMP LEJEUNE, NORTH CAROLINA 28542		
4. PROJECT TITLE COLD STORAGE PLANT	5. PROJECT NUMBER P-786	
<p>4. <u>Cost Estimate</u>: Area cost factor for Camp Lejeune, N.C. is 0.95. Cost data derived from the Military Construction Cost Review Guide, FY-82 (DOD 4270.1-CG), and escalated to FY-82 to provide for this proposed facility.</p> <p>5. <u>Justification for Project and for Scope of Project</u>:</p> <p>a. <u>Justification for Project</u>:</p> <p>(1) <u>Project</u>: Proposed facility is required to provide the Base with adequate cold storage facilities.</p> <p>(2) <u>Current Situation</u>: Cold storage facilities adequate to meet requirements are not available. Existing plant equipment is obsolete with deteriorating equipment, and building structure. High energy loss is occurring because of deterioration of insulation.</p> <p>(3) <u>Impact If Not Provided</u>: Cold storage facilities will continue to be inadequate, with continued loss of food from thawing. Potential for major equipment failure and subsequent extensive food loss will continue to increase.</p> <p>b. <u>Justification for Scope of Project</u>: The project scope is the minimum size facility that can meet the deficiency requirements.</p> <p>6. <u>Equipment Provided from Other Appropriations</u>: Not applicable.</p> <p>7. <u>Common Support Facilities</u>: Not applicable.</p> <p>8. <u>Effect on Other Resources</u>: The project will require less electricity to operate because of more efficient equipment and building design. No additional personnel will be required to operate this facility.</p> <p>9. <u>Siting of the Project</u>: The facility will be located in the Industrial Area of Hadnot Point, in keeping with the Camp Lejeune Master Plan. See enclosure (1).</p> <p>10. <u>Other Graphic Presentations, including Photographs</u>: None</p> <p>11. <u>Economic Analysis</u>: No analysis has been made. The proposed facility is deemed to be the logical method available to meet requirements.</p> <p>12. <u>Environmental Impact</u>: An environmental impact assessment of the area has been made and it has been determined that this project will have neither a significant impact on the environment nor is it highly controversial.</p>		





SITE LOCATION

P-786

COLD STORAGE PLANT

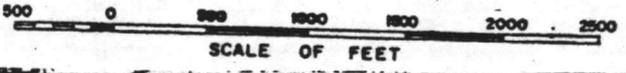
SUPPLY AND INDUSTRIAL AREA

HADNOT POINT AREA

CAMP LEJEUNE, NORTH CAROLINA

SHOWING CONDITIONS ON

JUNE 30, 1979





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BASE MAINTENANCE DEPARTMENT
Marine Corps Base
Camp Lejeune, North Carolina 28542

MAIN/TH/rn
11300
28 Jul 1980

From: Base Maintenance Officer
To: Public Works Officer

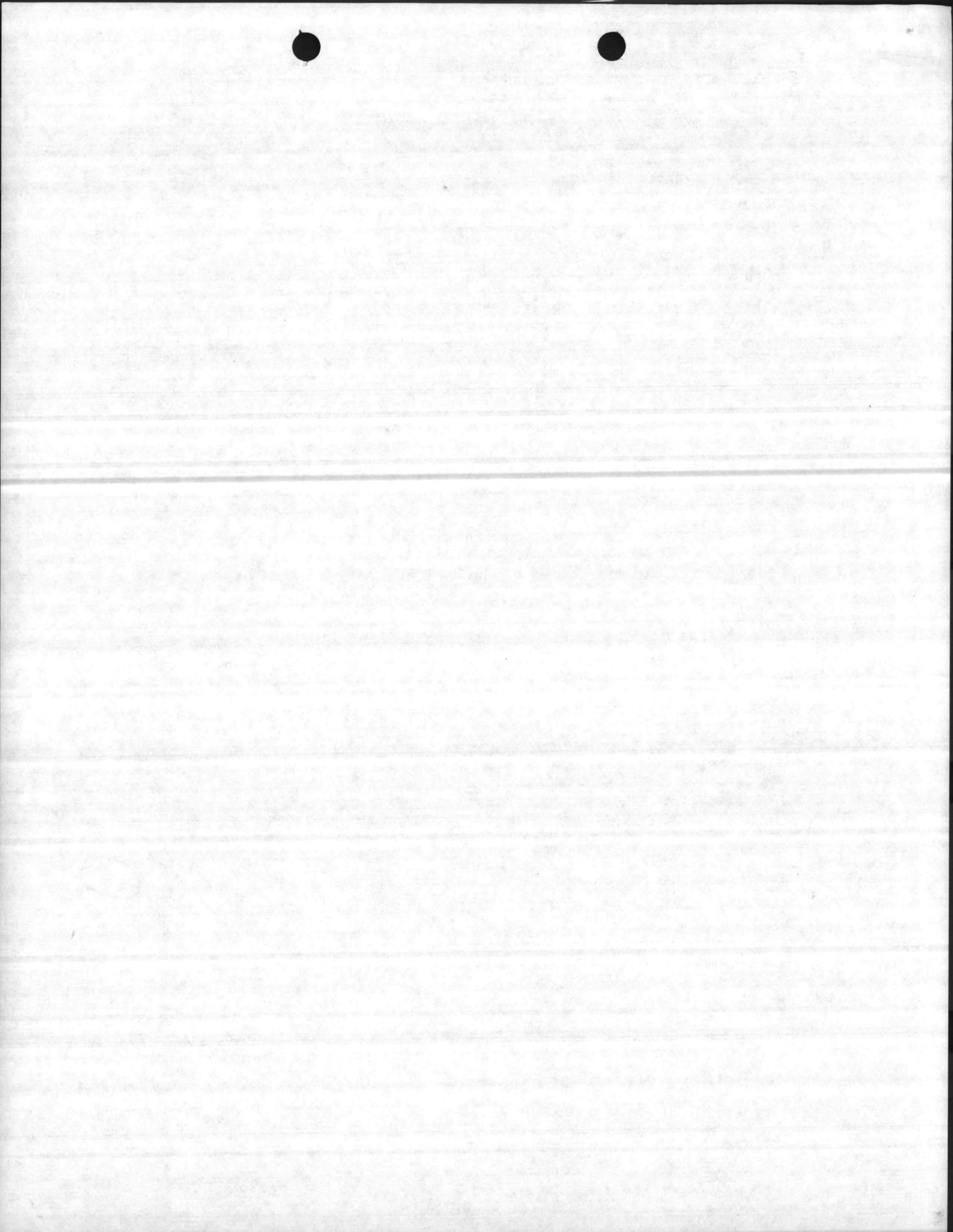
Subj: Proposed Military Construction Projects

- Enci: (1) Environmental Impact Assessment/Expansion of Holcomb Boulevard Water Treatment Plant w/forms 1391 and 1391c
 (2) Environmental Impact Assessment/Cold Storage Plant w/forms 1391 and 1391c
 (3) Environmental Impact Assessment/Expansion/Upgrade of Courthouse Bay Utilities w/forms 1391 and 1391c

1. It is requested that enclosures (1), (2), and (3) be fully developed as projects for the Military Construction Program.

T. Hatcher
T. HATCHER, P.E.
By direction

Destroyed copies of 1391 + 1391c's because we made major changes to them (cost changes, etc.) The copies that are filed with the actual info are filed in the individual Proj folders (P-784, 785, 786)



DEPARTMENT OF THE NAVY

UNITED STATES MARINE CORPS

ENVIRONMENTAL IMPACT ASSESSMENT

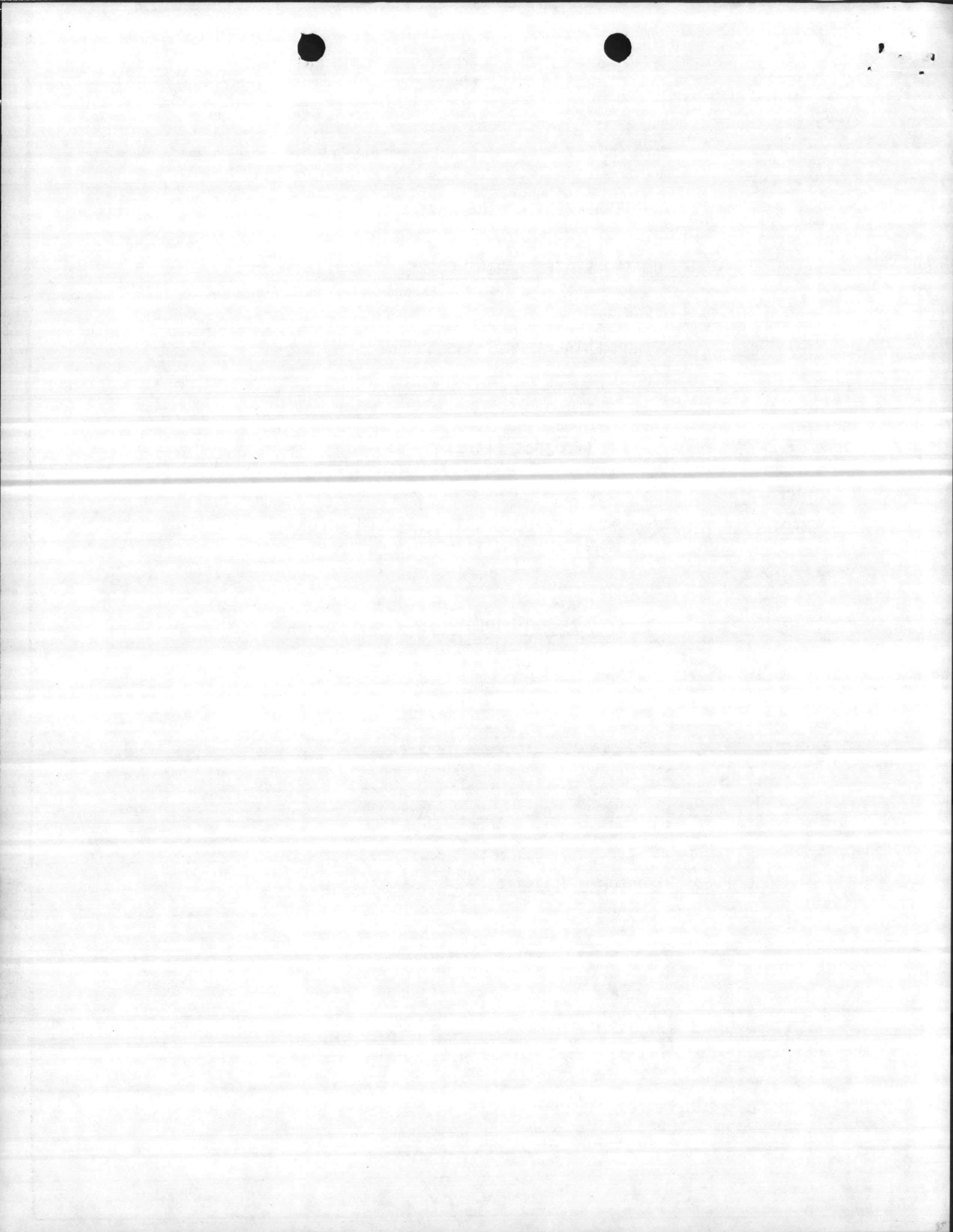
COLD STORAGE PLANT , P-786
(Project Title)

MARINE CORPS BASE, CAMP LEJEUNE, NORTH CAROLINA 28542
(Military Installation)

25 July 1980
(Date)

Prepared by:

T. HATCHER, P.E., Director - Utilities.
(Title)



ENVIRONMENTAL IMPACT ASSESSMENT

Submitting DoD Component: Department of the Navy

Installation: Marine Corps Base, Camp Lejeune, N. C. 28542

Project Title: Cold Storage Plant

Date of Submission:

1. Introduction 25 July 1980

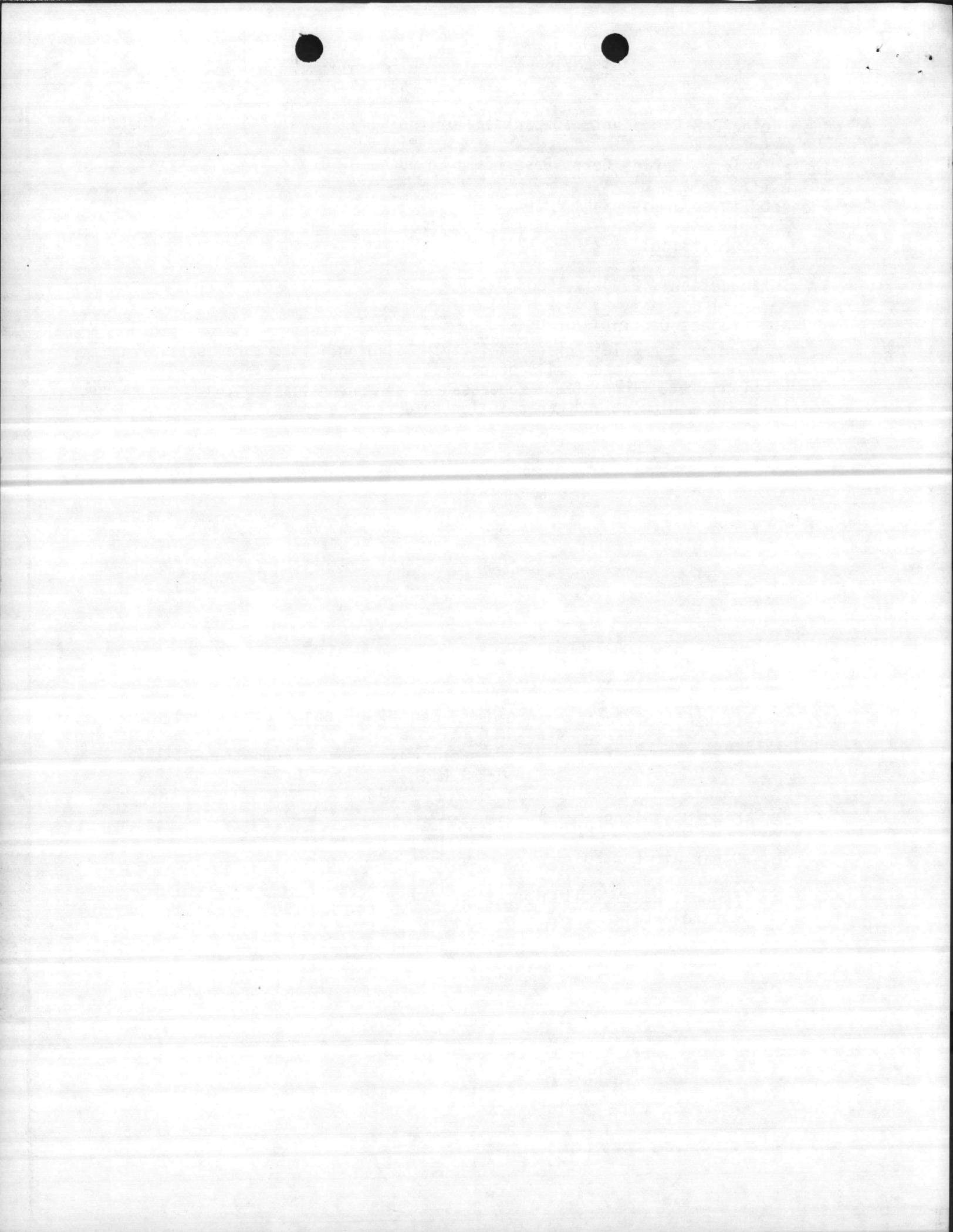
a. Project Description

Construct a cold storage facility. Building: structural steel frame with combination insulated walls of concrete, brick, and prefabricated panels; insulated concrete floor slab. Compressors, condensers, piping and associated refrigeration equipment and controls for cold storage rooms.

b.

2. Relationship of Proposed Action to Land Use Plans, Policies and Controls for the Affected Area:

	Conforms With	No Plans For Area	Conflicts With
a. Land Use Plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Clear Air Control	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Federal Water Pollution Control Act	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



3. The probable Impact of the Proposed Action on the Environment:

a. Assessment of the positive and negative effects of the proposed action as it affects both the national and/or the international environment. The potentially significant effect of this action is that it:

(1) ~~XXXXX~~/will not cause emissions into the atmosphere of toxic or hazardous substances or significant amounts of other pollutants. It will/will not significantly reduce the amount of pollution in the atmosphere?

(2) ~~XXXXX~~will not cause the creation of excessive noise, when considering the proximity and likely effects of the noise on humans or wildlife?

(3) ~~XXXXX~~/will not introduce toxic or hazardous substances or significant amounts of chemicals, organic substances or solid wastes into bodies of water, on land or otherwise effect water or soil quality?

(4) ~~XXXXX~~will not significantly alter the rate of sediment deposit or temperature of a body of water?

(5) ~~XXXXX~~will not require the use of non-renewable energy sources, e.g., fossil fuels, etc., in apparently excessive or disproportionate amounts?

(6) ~~XXXXX~~will not result in a significant destruction of vegetation, wild or marine life?

(7) ~~XXXXX~~/will not affect, beneficially or adversely, other forms of life or the ecosystems of which they are a part?

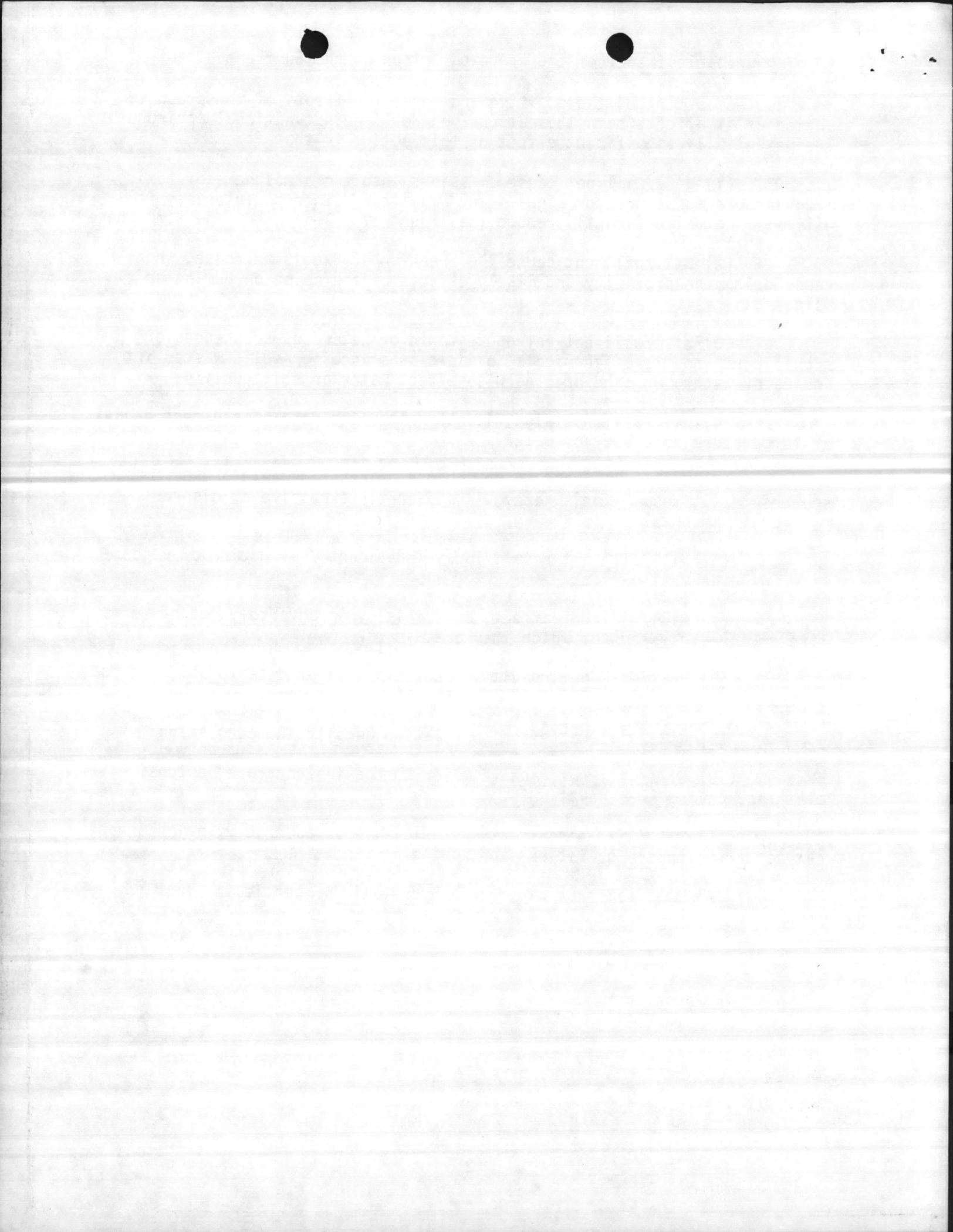
(8) ~~XXXXX~~will not result in contamination or deterioration of food or food sources?

(9) ~~XXXXX~~will not affect population density and congestion?

(10) ~~XXXXX~~will not cause a major change in landscape, extensive clearing, paving or excavation?

(11) ~~XXXXX~~will not affect, beneficially or adversely, neighborhood character (aesthetic qualities) and zoning?

(12) ~~XXXXXX~~will not alter area hydrologic properties?



b. The proposed action will have a potentially significant effect on the following:

<u>ITEM</u>	<u>Favorable</u>	<u>Adverse</u>	<u>No Effect</u>
Traffic	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Waste Treatment Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Land Management	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Solid Waste Disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Area Appearance	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other (See Attachment _____)			

4. Alternatives to the Proposed Action

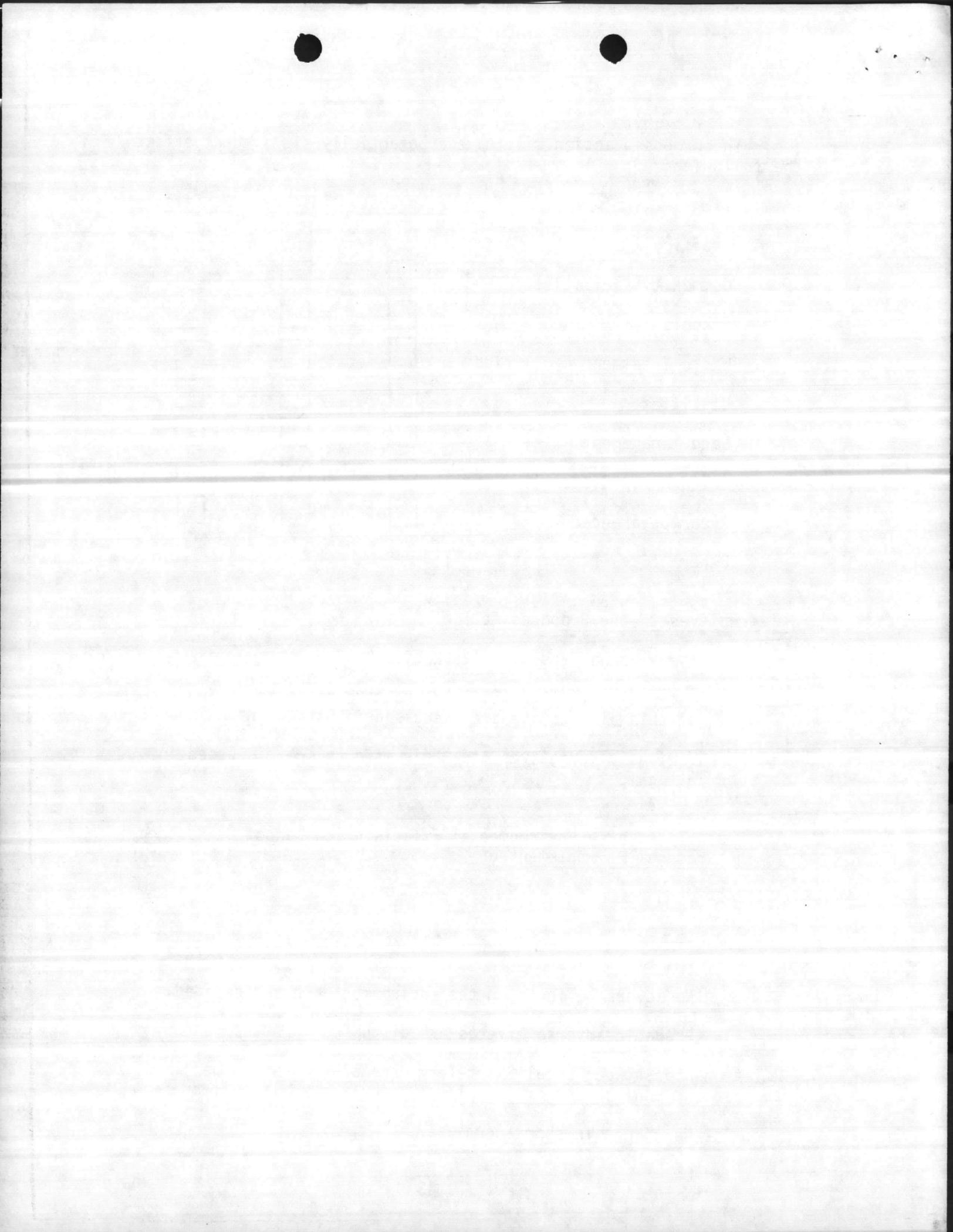
- There is no feasible alternative.
- Only feasible alternative is to take no action. The effects of this alternative are discussed in Attachment _____.
- Various alternatives and their effects are discussed in Attachment _____.

5. Any Probable Adverse Environmental Effects Which Cannot Be Avoided Should The Proposal Be Implemented

- No adverse effects on the environment are anticipated.
- Probable adverse effects are discussed in Attachment _____.

6. Relationship Between Local Short-Term Uses of the Environment and the Maintenance and Enhancement of Long-Term Productivity

No change in short-term use.

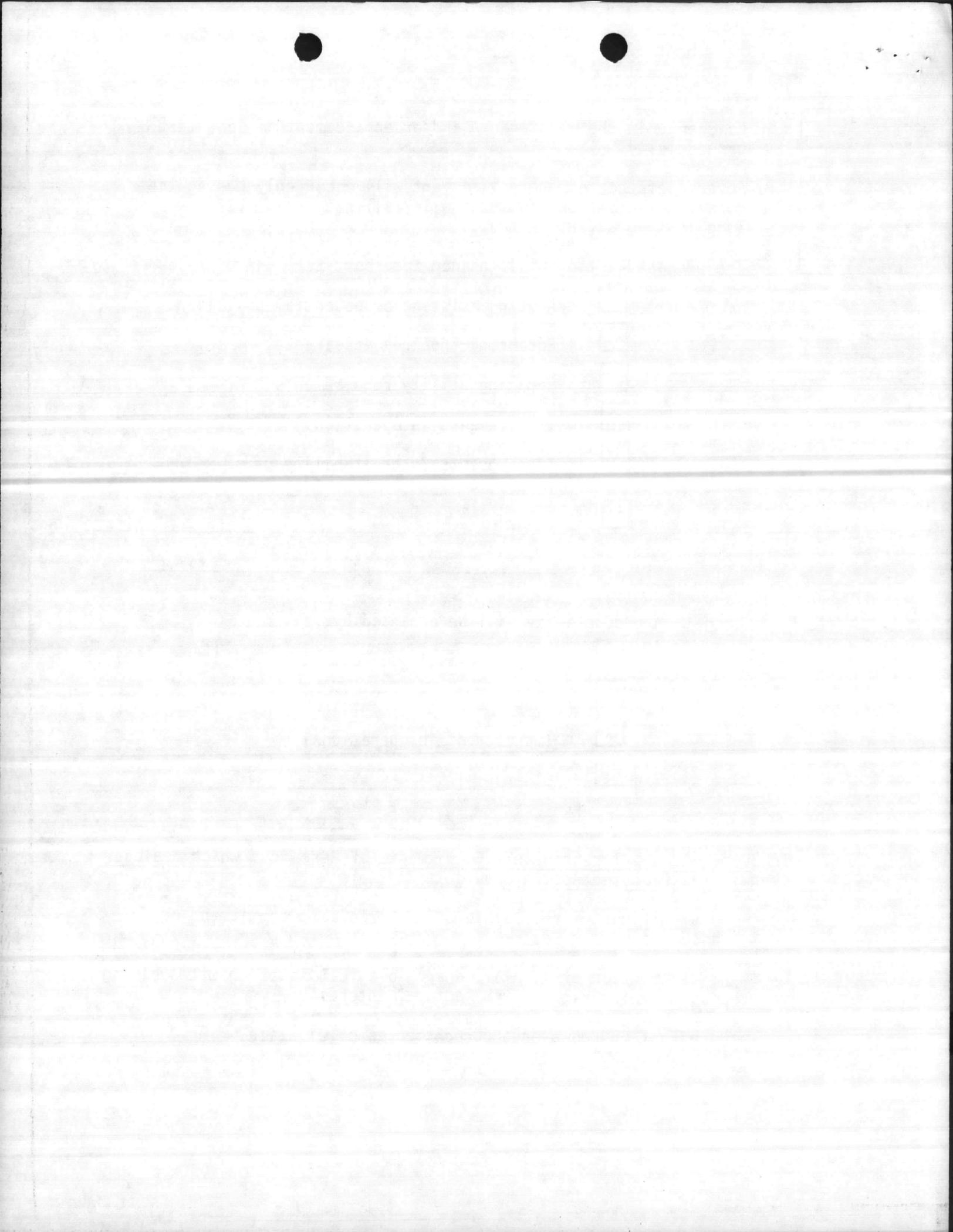


- No change in the maintenance and/or enhancement of long-term productivity.
- Adverse effects on the environment will occur only during the construction period and these will/will not create permanent or long-lasting adverse effects.
- The proposed action will enhance the short-term use of resources by:
 - Abating existing or potential pollution.
 - Enhancing the area appearance.
 - Reducing utility requirements
 - Improvements in operational efficiency.
 - Improvements in habitability of existing facilities.
 - Other: _____

- Long-term productivity will be enhanced by:
 - Abating existing or potential pollution. (Dust)
 - Reducing utility requirements.
 - Improvement in operational efficiency.
 - Other: _____

7. Irreversible and Irretrievable Commitments of Resources Which Would Be Involved in the Proposed Action Should It Be Implemented

- No significant irreversible or irretrievable commitment of resources.
- No destruction of identified archeological sites or sites having possible historic or architectural interests.
- No effect on known endangered species of wildlife.



No significant change in land use.

Potentially significant irreversible or irretrievable commitments or resources are discussed in Attachment _____.

Other: _____

8. Considerations That Offset the Adverse Environmental Effects

a. This course of action as compared to adverse environmental effects of alternatives (Section 4) are discussed in Attachment _____.

b. Cost benefit analysis of proposed action is Attachment _____.

9. Summary

It is concluded that the proposed action will have no significant adverse effects on the environment.

There has not been, nor is there currently, any known controversy concerning the proposed action.

Based on this assessment, it is concluded that an Environmental Impact Statement must be prepared prior to implementation of the proposed action.

